



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION & STATE DENSITY BONUS PROJECT FINDINGS

HEARING DATE: SEPTEMBER 30, 2021

Record No.: 2019-014461CUA
Project Address: 1324-1326 Powell Street
Zoning: Chinatown Residential-Neighborhood Commercial (CRNC)
65-N Height and Bulk District
Block/Lot: 0160/014A
Project Sponsor: Cory Creath
1000 Brannan Street
San Francisco, CA 94103
Property Owner: Mahmoud Larizadeh Living Trust
243 Diamond Street
San Francisco, CA 94114
Staff Contact: Charles Enchill – (628) 652-7551
Charles.Enchill@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project would demolish the existing two-story 5,650 square foot commercial building (restaurant and office uses) and construct an eight-story, 84-ft 5-in tall, mixed-use building (approximately 27,160 gross square feet) with 3,400 square feet of commercial space at the ground floor, 24 dwelling units, and 24 Class 1 bicycle spaces and 3 Class 2 bicycle spaces. The Project includes 627 square feet of common open space via roof deck and 656 square feet of private open space through the use of balconies and a deck. The Project is providing three dwelling units at 50% of AMI to garner a 42.5% density bonus (7 bonus units).

Pursuant to California Government Code Section 65400, and 65915-65918, the Project Sponsor has elected to use the State Density Bonus Law and has requested four waivers from the Planning Code volumetric requirements for:

Site Coverage (Planning Code Section 134.1), Dwelling Unit Exposure (Planning Code Section 140), Height (Planning Code Section 260), and Bulk (Planning Code Section 270).

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 254, 303, and 812 to allow the construction of a building that exceeds 35 feet in height within the CRNC (Chinatown Residential Neighborhood Commercial) Zoning District and 65-N Height and Bulk District.

Additionally, the Commission must make findings related to requested waivers from development standards in the Planning Code for Site Coverage (134.1), Dwelling Unit Exposure (140), Maximum Building Height (260), and Bulk Limits (270), pursuant to the State Density Bonus Law.

Issues and Other Considerations

- **Public Comment & Outreach:** Prior to submittal of the listed Conditional Use Authorization Application, the Project Sponsors conducted a Pre-Application Meeting on October 22, 2019 at the site. No members of the public attended. On October 1, 2020, the owner sent a letter to the groups and individuals registered as Neighborhood Organizations with the Department. On January 5, 2021, the Department received one letter in opposition to the Project from the Chinatown Community Development Center (CCDC). The letter expressed concerns about language accessibility for the January 7, 2021, public hearing notices as well as concerns over the loss of multiple banquet halls (restaurant use) in Chinatown, which provide space to host holiday events, birthdays, and weddings. At the request of staff, the project was continued to March 11, 2021 to allow for project revisions and further public outreach. At the March 11, 2021 hearing, the project was continued without discussion to indefinite date.

To date, the Project has been revised to meet the Dwelling Unit Mix requirements (207.7). Furthermore, the Project Sponsor elected to increase the scope to include State Density Bonus under California Government Code Sections 65400, and 65915-65918.

On, August 17, 2021, the Project Sponsor team hosted a community meeting at the subject property to discuss the revised project. Notices for the meeting were mailed in both English and Chinese with 13 community members in attendance. Issues raised included but were not limited to: lack of parking and increased project height.

On September 17, 2021, the Project Sponsor team met with neighborhood organization CCDC to discuss the project. Both parties remain in conversation at the time of this report.

- **Affordable Housing:** The Environmental Evaluation Application was accepted on March 5, 2021; therefore, pursuant to Planning Code Section 415.3, the Inclusionary Affordable Housing Program requirements for the On-Site Affordable Housing Alternative is to provide a minimum of 14% of the total base project (or 2 units) as affordable. The Sponsor may use their on-site inclusionary units to qualify for a density bonus under the State Density Bonus Law.
- **State Density Bonus Law:** The Project is invoking the California State Density Bonus (California Government Code Sections 65400 and 65915-65918, as amended under AB-2345) to increase the development capacity of the site. As such, the Project is required to provide on-site below market rate units, pursuant to Planning Code Section 415, for the ‘base’ project (portion of the development permissible under existing zoning), and can elect to do on-site below market rate units or pay fees for units and floor area gained by the density bonus. Per the submitted Inclusionary Housing Affidavit, the Project Sponsor is providing 3 below market rate dwelling units on-site. The inclusion of at least 13% of the 17 base density units at 50% AMI allows for a density bonus of 42.5%, or 7 units for a total of 24 units.

Environmental Review

On September 13, 2021, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department Files

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Chinatown Area Plan and the Objectives and Policies of the General Plan. The Project would provide 24 new rental units in Chinatown, including three onsite affordable units. While the Project would demolish a restaurant and office, a commercial use regulated by the applicable zoning district has been proposed. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Project Sponsor Brief
Exhibit G – Inclusionary Affordable Housing Affidavit
Exhibit H – Anti-Discriminatory Housing Affidavit
Exhibit I – First Source Hiring Affidavit



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: SEPTEMBER 30, 2021

Record No.: 2019-014461CUA
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65-N Height and Bulk District
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San Francisco, CA 94114
Staff Contact: Charles Enchill – (628) 652-7551
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ADOPTING FINDINGS: 1) TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 134.1, 140, 260, and 270, TO CONSTRUCT A BUILDING THAT EXCEEDS 35 FEET IN HEIGHT, LOCATED AT 1324-1326 POWELL STREET, LOT 014A IN ASSESSOR'S BLOCK 0160; 2) OF ELIGIBILITY FOR THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS; AND 3) UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

THE PROJECT WOULD DEMOLISH A TWO-STORY COMMERCIAL BUILDING AND CONSTRUCT AN EIGHT-STORY, 84-FT 5-IN TALL, MIXED-USE BUILDING (APPROXIMATELY 27,160 SQUARE FEET) WITH 24 DWELLING UNITS. THE PROJECT WOULD UTILIZE THE STATE DENSITY BONUS LAW (CALIFORNIA GOVERNMENT CODE SECTIONS 65915-65918) AND RECIEVE WAIVERS FROM THE PLANNING CODE REQUIREMENTS FOR: MAXIMUM HEIGHT LIMIT (SECTION 260), BULK LIMITS (SECTION 270) SITE COVERAGE (SECTION 134.1), AND DWELLING UNIT EXPOSURE (SECTION 140).

PREAMBLE

On November 5, 2019, Cory Creath of Axis GFA (hereinafter "Project Sponsor") filed Application No. 2019-014461CUA (hereinafter "Application") with the Planning Department ("Department") for a Conditional Use Authorization to construct a new six-story building with a ground-floor Institutional Community Use and 17 dwelling units ("Project") at 1324-1326 Powell Street, Block 0160, Lot 014A ("Project Site").

On January 7, 2021, the San Francisco Planning Commission ("Commission") continued the project to the March 11, 2021 scheduled meeting. On March 11, 2021, the Planning Commission continued the Project indefinitely.

On March 5, 2021, Matt Soisson of Axis GFA ("Project Sponsor") filed a revised application for Conditional Use Authorization and Individually-Requested State Density Bonus Project to construct a new eight-story, 84-foot 5-inch tall, mixed-use building with ground floor commercial and 24 dwelling units at 1324-1326 Powell Street, Block 0160, Lot 014A ("Project Site").

The Project Sponsor seeks to proceed under the State Density Bonus Law, Government Code Section 65400 and 65915 et seq ("the State Law"), as amended under AB-2345. Under the State Law, a housing development that includes affordable housing is entitled to additional density, concessions and incentives, and waivers from development standards that might otherwise preclude the construction of the project. The Project Sponsor is providing 13% of base project units of housing affordable to very low income households (50% AMI) and is therefore eligible for a density bonus of 42.5% and waivers of the following development standards: 1) Site Coverage (Planning Code Section 134.1); 2) Dwelling Unit Exposure (Planning Code Section 140); 3) Height (Planning Code Section 260); and 4) Bulk (Planning Code Sections 270).

On September 30, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-014461CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2019-014461CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-014461CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.

- 2. Project Description.** The Project would demolish the existing two-story 5,650 square foot commercial building (restaurant and office uses) and construct an eight-story, 84-ft 5-in tall, mixed-use building (approximately 27,160 gross square feet) with 3,400 square feet of commercial space at the ground floor, 24 dwelling units, and 24 Class 1 bicycle spaces. The Project includes 627 square feet of common open space via roof deck and 656 square feet of private open space through the use of balconies and a deck. The Project is providing three dwelling units at 50% of AMI to garner a 42.5% density bonus (7 bonus units).

Pursuant to California Government Code Sections 65400, and 65915-65918, the Project Sponsor has elected to use the State Density Bonus Law and has requested four waivers from the Planning Code for: Site Coverage (Planning Code Section 134.1), Dwelling Unit Exposure (Planning Code Section 140), Height Limits (Planning Code Section 260), and Bulk Limits (Planning Code Section 270).

- 3. Site Description and Present Use.** The Project is located on a slightly irregular-shaped lot that is approximately 39 feet wide by 87 feet deep with an additional 3-foot by 20-foot jog at the rear of the site and has a lot area of 3,463 square feet. The lot has frontage on Powell Street to the west and is adjacent to Fisher Alley on the north. The alley, which is 11-feet, 6-inches wide, comes to a dead end at the rear lot line. The Project Site is developed with a two-story commercial building that contains the Happy Chinese Restaurant on the ground floor and offices on the second floor.

- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the CRNC Zoning District and the Chinatown Planning Area. This block of Powell Street between Broadway and Pacific Avenues is characterized by two to four-story mixed-use buildings constructed between 1900 – 1925 with ground-level retail, restaurants, and personal services. Fire Station No. 2 is located immediately across the alley to the north. San Francisco Housing Authority's (SFHA) Ping Yuen North apartments are located directly behind and the west of the site. It's a 200-unit, 12-story u-shaped high rise, built in 1962, with open space adjacent to the Project Site. Fisher Alley does not connect to the SFHA property. Other zoning districts in the vicinity of the project site include: CCB (Chinatown Community Business), RM4 (Residential-Mixed High Density), RC-3 (Residential-Commercial High Density), RH-3 (Residential Housing, Three-Family), and P (Public).

- 5. Public Outreach and Comments.** Prior to submittal of the listed Conditional Use Authorization Application, the Project Sponsors conducted a Pre-Application Meeting on October 22, 2019 at the site. No members of the public attended. On October 1, 2020, the owner sent a letter to the groups and individuals registered as Neighborhood Organizations with the Department. On January 5, 2021, the Department received one letter in opposition to the Project from the Chinatown Community Development Center (CCDC). The letter expressed concerns about language accessibility for the January 7, 2021, public hearing notices as well as concerns over the loss of multiple banquet halls (restaurant use) in Chinatown, which provide space to host holiday events, birthdays, and weddings. At the request of staff, the project was continued to March 11, 2021, to allow for project revisions and further public outreach. At

the March 11, 2021 hearing, the project was continued without discussion to indefinite date.

To date, the Project has been revised to meet the Dwelling Unit Mix requirements (207.7). Furthermore, the Project Sponsor elected to increase the scope to include State Density Bonus under California Government Code Sections 65400, and 65915-65918

On, August 17, 2021, the Project Sponsor team hosted a community meeting at the subject property to discuss the revised project. Notices for the meeting were mailed in both English and Chinese with 13 community members in attendance. Issues raised included but were not limited to: lack of parking and increased project height.

On September 17, 2021, the Project Sponsor team met with neighborhood organization CCDC to discuss the project. Both parties remain in conversation at the time of this report.

6. Planning Code Compliance. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. Commercial Use. The Project will provide a ground floor commercial use permitted by the zoning district. While the district does not require ground floors to be commercial, when provided, will also meet the requirements for Active Use under Planning Code Section 145.1(c)(3).

B. Residential Use. Within the CRNC Zoning District allows a dwelling unit density of 1 unit per 200 square feet of lot area. The Project Site is 3,463 square feet and has a maximum density of 17 units. Per the State Density Bonus law, if 13% of the Base Density Units are provided at 50% AMI, then a Bonus Density of 42.5% is permitted.

The subject lot has an area of 3,868 square feet, allowing for a base density of 17 dwelling units. The proposal includes 13% of the Base Density Units at 50% AMI, allowing for a bonus of seven (42.5% of the Base project) units for a total of 24 dwelling units.

C. Lot Coverage and Dwelling Unit Exposure. Within the CRNC, no more than 75% lot coverage is allowed at the lowest level occupied by a dwelling unit. To meet the Dwelling Unit Exposure requirements, each unit must include one room with windows that face a public street, or a conforming rear yard.

The proposed lot coverage for the Project is 91.6%, with the open area located at the rear of lot and measuring approximately 6 feet by 41 feet 10 inches. The CRNC Zoning District does not require a rear yard, however, the lowest level occupied by a dwelling unit contain no more than 75% lot coverage. Compliance with lot coverage and exposure requirements would preclude the construction of the 42.5% increase in unit density, therefore the project is requesting a waiver of these Planning Code requirements per State Density Bonus Law.

D. Usable Open Space. Within the CRNC Zoning District, Planning Code Section 135 requires 48 square feet of usable open space per dwelling unit.

The Planning Code requires a total of 1,152 square feet of usable open space. The project proposes 627 square feet of common open space via roof deck and 656 square feet of private open space through the

use of balconies and a deck, resulting in 1,283 square feet of open space. Therefore, the Project meets the Open Space requirement.

- E. Street Frontage in Residential-Commercial and Neighborhood Commercial Districts.** Planning Code Section 145.1 requires that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 14 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level.

The Project meets the requirements of Planning Code Section 145.1. The Project features an active common space use at a depth of the entire ground floor or 81 feet 6 inches with a height of approximately 15 feet that is more than 60% glazed.

- F. Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for every dwelling unit. It additionally requires one Class 2 space for every 20 units.

The Project, which includes 24 dwelling units, meets the requirements of Planning Code Section 155.2. The basement level will contain 24 Class 1 bicycle parking spaces and three Class 2 spaces are proposed at the front of the property, although only one is required.

- G. Height and Bulk.** The project is located in an 65-N Height and Bulk District, which allows for a maximum height of 65 feet. For buildings in the "N" Bulk District, bulk controls apply beginning at 40 feet, and the maximum length dimension is 50 feet, while the maximum diagonal dimension is 100 feet. Per Section 254 of the Planning Code, buildings within the Chinatown Mixed Use zoning districts that exceed a height of 35 feet are subject to Conditional Use Authorization.

The height of the Base Project exceeds the 35-foot height limit by 30 feet, thereby requiring Conditional Use Authorization before the Planning Commission. The specific findings related to the Conditional Use Authorization are analyzed in item 7 below. The State Density Bonus Height of 84 feet 5 inches exceeds the zoning district limit by 19 feet 4 inches therefore does not comply with bulk limits.

Beginning at the height of the bulk controls (40 feet) for the Project Site, the proposed Project would have a maximum length dimension of 81 feet 6 inches and a maximum diagonal dimension of 88 feet 2 inches. The project exceeds the maximum length dimension therefore does not comply with the bulk limits.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law and requests a waiver from the 65-foot height limit, which the project exceeds by 19 feet 4 inches. In addition, a waiver is requested from the maximum length dimension which the project exceeds by 31 feet 6 inches. These waivers in height limit and bulk limits are necessary to enable the construction of the project with the increased density provided by Government Code Section 65915(f)(2).

- H. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 10 points.

The Project submitted a completed Environmental Evaluation Application on March 5, 2021. Therefore, the Project must only achieve 100% of the point target established in the TDM Program Standards, resulting in a required target of 10 points. As currently proposed, the Project will achieve a total of 14 points through the following TDM measures:

- Bicycle Parking (Option BA)
- On-Site Affordable Housing (Option B)
- Parking Supply (Option K)

- I. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in more than twenty dwelling units.

The Project includes approximately 23,760 gross square feet of new residential use. This square footage shall be subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A.

- J. **Residential Child-Care Impact fee.** Planning Code Section 414A is applicable to new development that results in at least one net new residential unit.

The project includes approximately 23,760 gross square feet of new residential use associated with the new construction of 24 dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.

- K. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. Pursuant to Planning Code Section 415.5 and 415.6, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 14% of the proposed dwelling units as affordable.

On February 10, 2021, the Project Sponsor submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' stating the requirements will be satisfied by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee and that any affordable units designated as on-site units shall be rental units and will remain as such for the life of the project. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date of the accepted Project Application. A revised Project Application was accepted on March 5, 2021 and revised Affidavit of Compliance on September 23, 2021. Pursuant to Planning Code Section 415.3 and 415.6, the on-site requirement is 14%. Three units (one studio, one one-bedroom, and one two-bedroom) of the 24 total units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable. (See Condition 19).

- L. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Sections 415.3 and 419.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on March 5, 2021; therefore, pursuant to Planning Code Section 415.3, the Inclusionary Affordable Housing Program requirement for the On-Site Affordable Housing Alternative is to provide 14% of the proposed base density units as affordable.

Pursuant to Planning Code Section 415.5, the Project may pay the Affordable Housing Fee (“Fee”). This Fee is made payable to the Department of Building Inspection (“DBI”) for use by the Mayor’s Office of Housing and Community Development for the purpose of increasing affordable housing citywide. Alternatively, the Project can designate a certain number of dwelling units as part of the inclusionary affordable housing program. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. In addition, under the State Density Bonus Law, Government Code section 65915 et seq, a project is entitled to a density bonus, concessions and incentives, and waivers of development standards only if it provides on-site affordable units.

The Project Sponsor has demonstrated that the Project is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on February 10, 2021. The form was subsequently submitted September 22, 2021 to reflect the revised application requesting State Density Bonus. The applicable percentage is dependent on the total number of units in the base project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on March 5, 2021; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the on-site Affordable Housing Alternative is to provide 14% of the total proposed dwelling units in the Base Project as affordable for rental projects of 10-24 units. Three (3) of the total 17 Base Density units provided will be affordable units and payment of the affordable housing fee on remaining square footage; the total number of net new units with the State Density Bonus is 24 dwelling units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.

The provisions of Planning Code Section 415 apply to the entirety of the Project, including the bonus square footage gained under the State Density Bonus. The inclusionary housing fee will apply to the square footage of the Project that is attributable to the bonus.

7. Conditional Use Findings. Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The immediate area of Chinatown contains predominantly three, and four-story mixed-use buildings with the SF Housing Authority's 12-story Ping Yuen North apartments on the east abutting property and 6-story Ping Yuen one block to the south. The Project would provide a 3,400 square foot commercial ground floor and, while the specific use is undetermined, it would comply with the requirement for active use per Planning Code Section 145.1 (c)(3). The proposed commercial size is in keeping with the fine-grain storefronts of the neighborhood. The Project would add 24 dwelling units to the neighborhood

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The height and bulk of the proposed building would be appropriate for the location. The Project Site is located across a narrow alley from SF Fire Station No. 2, behind SF Housing Authority's 12-story Ping Yuen North apartments to the east, and Ping Yuen apartments one block to the south. The Project is an infill development that would occupy the same footprint as the existing structure and provides a six-foot setback from the front lot line on floors (levels six and seven) and increase up to 30-feet 9-inches for half of the top floor (level eight).

The Planning Code does not require parking or off-street loading for the Project, and neither are proposed.

The Project would not include any uses that would generate noxious or offensive emissions.

Except for some standard rooftop exhaust fans, all mechanical equipment would be internal to the building.

The Project plans show a conceptual design with wall and blade signs for the non-residential use. Any proposed signage would be required to meet Article 6 of the Planning Code and subject to Department approval at the time an application is made for a sign permit

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The Project is consistent with the stated purpose of the CRNC Zoning District, which is characterized by a significant amount of housing along Powell Street and housing development in new buildings encouraged above the ground floor. The project maintains the pattern of 20-foot to 45-foot building widths interior to the block, and provides a five-story structure at the building's immediate front wall, with some level of setback of the upper floors (level six and seven). The project provides usable open space within a common and private deck areas.

- 8. Individually Requested State Density Bonus Required Findings.** Before approving an application for a Density Bonus, Incentive, Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning Commission shall make the following findings as applicable:

- A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project consists of five or more dwelling units on a site located in the Chinatown Residential-Neighborhood Commercial District that is currently developed as a commercial building that is not subject to San Francisco Rent Stabilization and Arbitration Ordinance and is, therefore, eligible for the Individually Requested Density Bonus Program.

The Project provides at least 14% of the proposed rental dwelling units (3 units) as affordable to very low income households, defined as those earning 42.5% of area median income, and is therefore entitled to a 42.5% density bonus under California Government Code Sections 65915-95918, as revised under AB 2345.

- B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The Project does not request any concessions or incentives under the Individually Requested Density Bonus Program.

- C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

The Project requests the following waivers from the Planning Code Development Standards: 1) Site Coverage (Planning Code Section 134.1); 2) Dwelling Unit Exposure (Planning Code Section 140); 3) Height (Planning Code Section 260); and 4) Bulk (Planning Code Section 270).

The Project provides a maximum density of 17 dwelling units, plus the 42.5% density bonus of seven additional dwelling units afforded under the Individually State Density Bonus, for a total of 24 dwelling units. The density is obtained by increasing the total height of the building and expanding the building horizontally toward the rear above 75% of site coverage at the first occupiable dwelling unit floor. Additionally, the expansion of the ground floor renders some of the units non-compliant with the Dwelling Unit Exposure requirement of Planning Code Section 140. Rendering the proposed building compliant with height, site coverage, bulk, or dwelling unit exposure would preclude the construction of the density units proposed; thus, these requirements are eligible for Waiver under the density bonus request.

- D. If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

The Project does not include a donation of land, and this is not the basis for the Density Bonus.

- E. If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

The Project does not include a Child Care Facility, and this is not the basis for the Density Bonus.

- F. If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k) have been met.

The Project does not include mixed-use development, Concessions or Incentives

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

Policy 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

The Project Site is currently underdeveloped with a two-story commercial structure. Other lots in the vicinity are developed with older mixed-use structures that contain ground-level Retail Sales and Services with Residential Use above. The Project would utilize State Density Bonus Law for the site and add 24 dwelling units to the neighborhood, including three on-site inclusionary affordable units.

The Project Site is a block away from Who Hei Yuen Park and is in a transit-rich part of the City. The proposed commercial ground floor would be 3,400 square feet in area and, while undetermined in use, would comply with the requirement of an active use per Planning Code Section 145.1 (c)(3).

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

CHINATOWN AREA PLAN

PRESERVATION AND CONSERVATION

Objectives and Policies

OBJECTIVE 1

PRESERVE THE DISTINCTIVE URBAN CHARACTER, PHYSICAL ENVIRONMENT AND CULTURAL HERITAGE OF CHINATOWN

Policy 1.2 Promote a building form that harmonizes with the scale of existing buildings and width of Chinatown's streets

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

OBJECTIVE 3

STABILIZE AND WHERE POSSIBLE INCREASE THE SUPPLY OF HOUSING

Policy 3.2

Increase the supply of housing.

OBJECTIVE 4

PRESERVE THE URBAN ROLE OF CHINATOWN AS A RESIDENTIAL NEIGHBORHOOD.

10. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project would demolish an existing commercial structure that is occupied by a ground-floor restaurant and a second-floor office. The ground-floor commercial use would be replaced with an undetermined commercial use that would meet the active use requirements under Planning Code Section 145.1(c)(3). The Project would also provide 24 new dwelling units which would enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

There is no housing on the Project Site. The Project would provide 24 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. In addition, the Project would add a commercial ground floor comparable in size to the mixed use buildings in the immediate area. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project site does not currently possess any existing affordable housing. The Project will comply with the City's Inclusionary Housing Program by providing 3 below-market rate dwelling units for rent. Therefore, the Project will increase the stock of affordable housing units in the City.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or

neighborhood parking.

The Project Site is served by nearby public transportation options. The Project is located along multiple Muni bus lines, including frequent service on the number 1, 8, and 30 lines. Future residents would be afforded proximity to these bus lines. The Project would also provide sufficient bicycle parking for residents and their guests

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project Site is developed with an Office Use on the second floor, which would be demolished. The Project does not include commercial office development. Although the Project would remove a restaurant, the Project would provide a commercial ground floor and new housing. The commercial use while undetermined would be comparable in size to other mixed-use buildings in the area, and the creation of new housing is a top priority for the City

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project does not cast shadow on any public parks or open space.

- 11. First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
13. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-014461CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated June 22, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 30, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: September 30, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a mixed use structure with a commercial ground floor and 24 dwelling units located at 1324-1326 Powell Street, Block 0160, Lot 014A pursuant to Planning Code Sections 254 and 303 within the CRNC Zoning District and a 65-N Height and Bulk District; in general conformance with plans, dated June 22, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2019-014461CUA and subject to conditions of approval reviewed and approved by the Commission on September 30, 2021 under Motion No. [_____]. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on XXXXXX under Motion No XXXXXX.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

- 1. Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7551, www.sfplanning.org

- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7551, www.sfplanning.org

- 3. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7551, www.sfplanning.org

- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7551, www.sfplanning.org

- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7551,

www.sfplanning.org

Design – Compliance at Plan Stage

- 6. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7551, www.sfplanning.org

- 7. Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7551, www.sfplanning.org

- 8. Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sfplanning.org

- 9. Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the transformer vault for this project to be in the sidewalk. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublishworks.org

- 10. Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, www.sfmta.org

- 11. Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas

identified by the Environmental Protection Element, Map1, “Background Noise Levels,” of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org

Parking and Traffic

12. Transportation Demand Management (TDM) Program. Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 628.652.7340, www.sfplanning.org

13. Bicycle Parking. Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 24 bicycle parking spaces (24 Class 1 spaces for the residential portion of the Project and Class 2 space for the commercial portion of the Project based on the use, when determined). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA’s bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

14. Managing Traffic During Construction. The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

- 15. Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7551, www.sfplanning.org

- 16. First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415.581.2335, www.onestopSF.org

- 17. Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7551, www.sfplanning.org

- 18. Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7551, www.sfplanning.org

- 19. Inclusionary Affordable Housing Program.** The Project is subject to the Inclusionary Affordable Housing Program, pursuant to Planning Code Section 415. The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

A. Number of Required Units. Pursuant to Planning Code Section 415.6, the Project is required to provide 14% of the proposed dwelling units as affordable to qualifying households. The Project contains 24 units; therefore, three (3) affordable units are required. The Project will fulfill this requirement by providing the three (3) affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from the Planning Department in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

B. Unit Mix. The Project contains twenty-four (24) units (seven one-bedrooms, four two-bedrooms, and

two three-bedroom units; therefore, the required affordable unit mix is one (1) studio, one (1) one-bedroom, and one (1) two-bedroom unit. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from the Planning Department in consultation with MOHCD.

- C. Income Levels for Affordable Units.** Income Levels for Affordable Units. Pursuant to Planning Code Section 415.3, the Project is required to provide 14% of the proposed dwelling units as affordable to qualifying households at a rental rate of 55% of Area Median Income. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").
- D. Minimum Unit Sizes.** Pursuant to Planning Code Section 415.6(f)(2), the affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.
- E. Minimum Unit Sizes.** Affordable units are not required to be the same size as the market rate units and may be 90% of the average size of the specified unit type. For buildings over 120 feet in height, as measured under the requirements set forth in the Planning Code, the average size of the unit type may be calculated for the lower 2/3 of the building as measured by the number of floors.
- F. Conversion of Rental Units:** In the event one or more of the Rental Units are converted to Ownership units, the project sponsor shall either (A) reimburse the City the proportional amount of the inclusionary affordable housing fee, which would be equivalent to the then-current inclusionary affordable fee requirement for Owned Units, or (B) provide additional on-site or off-site affordable units equivalent to the difference between the on-site rate for rental units approved at the time of entitlement and the then-current inclusionary requirements for Owned Units, The additional units shall be apportioned among the required number of units at various income levels in compliance with the requirements in effect at the time of conversion.
- G. Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the architectural addenda.
- H. Phasing.** If any building permit is issued for partial phasing of the Project, the Project shall have designated not less than thirteen percent (14%) of the each phase's total number of dwelling units as on-site affordable units.
- I. Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6 must remain affordable to qualifying households for the life of the project.

J. Expiration of the Inclusionary Rate. Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. [____], then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.

K. Reduction of On-Site Units after Project Approval. Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.

L. Other Conditions. The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Planning Code Section 415 et seq. and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

- i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction document by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building floor plates; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- ii. If the units in the building are offered for rent, the affordable unit(s) shall be rented to low income households, as defined in the Planning Code and Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual. iii. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units.
- iii. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- iv. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor

shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.

- v. If the Project fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable

For information about compliance, contact the Case Planner, Planning Department at 628.652.7551, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

Monitoring - After Entitlement

20. Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

21. Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Operation

22. Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpublishworks.org

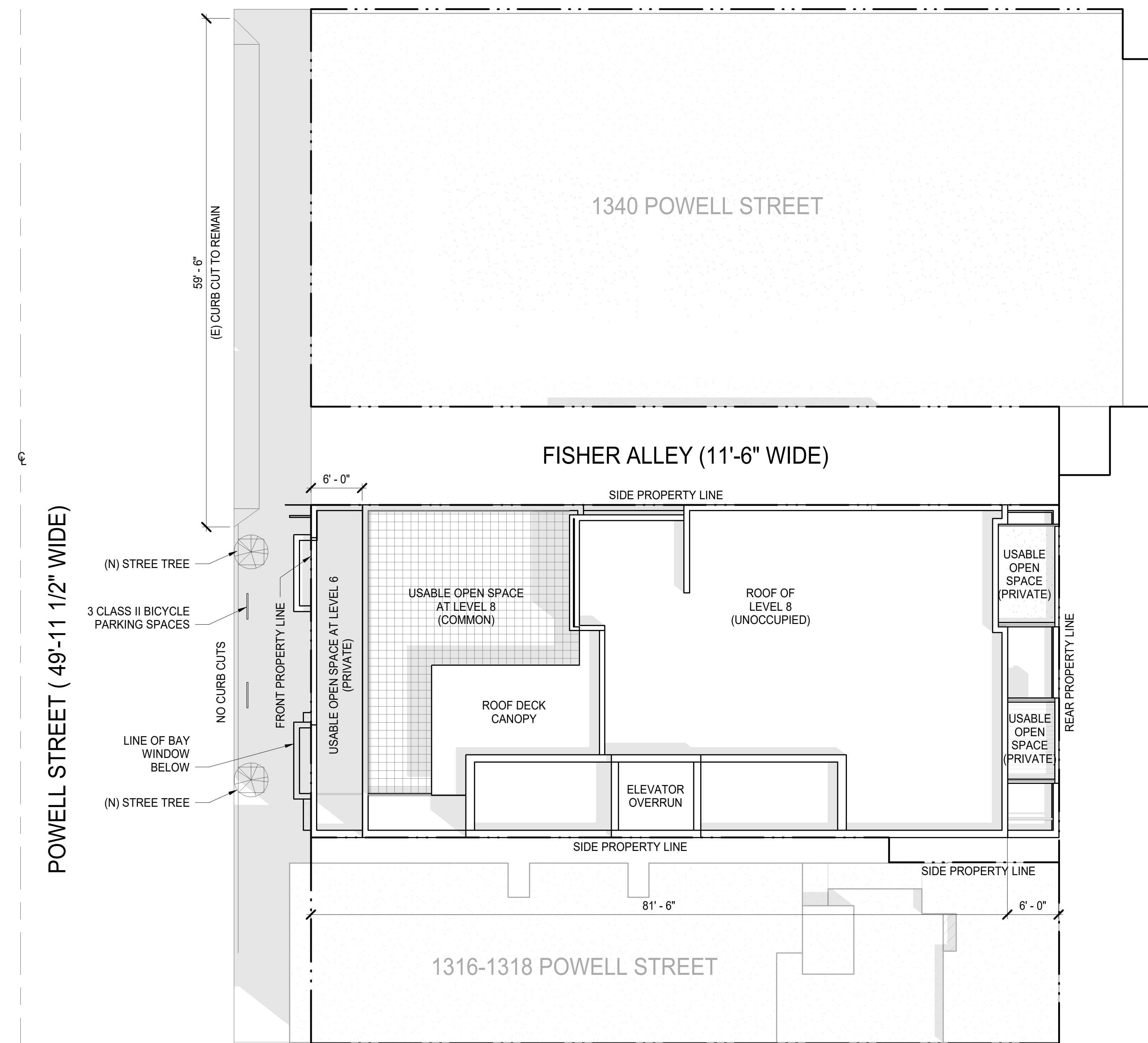
23. Community Liaison. Prior to issuance of a building permit to construct the project and implement the

approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 24. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org



SITE PLAN

SCALE: 1/8" = 1'-0"

1
A1.01

REQUIRED OPEN SPACE: SFPC 135 & 812.93
 (48 SF PER UNIT) = 48 SF X 24 UNITS = 1,152 SF

PROVIDED OPEN SPACE:
 BALCONIES (8 PRIVATE BALCONIES) = 456 SF
 ROOF DECK- LEVEL 6 (PRIVATE) = 200 SF
 ROOF DECK (COMMON OPEN SPACE) = 627 SF
TOTAL = 1,283 SF

BUILDING AREA SCHEDULE (GSF)

	EXISTING USE	EXISTING GSF	PROPOSED USE	PROPOSED GSF
BASEMENT	-	0	STORAGE/UTILITIES	3,400
LEVEL 1	COMMERCIAL	3,150	COMMERCIAL	3,400
LEVEL 2	COMMERCIAL	2,500	RESIDENTIAL	3,220
LEVEL 3	-	0	RESIDENTIAL	3,220
LEVEL 4	-	0	RESIDENTIAL	2,940
LEVEL 5	-	0	RESIDENTIAL	2,940
LEVEL 6	-	0	RESIDENTIAL	2,940
LEVEL 7	-	0	RESIDENTIAL	2,940
LEVEL 8	-	0	RESIDENTIAL	2,160
TOTAL		5,650		27,160

UNIT MATRIX	
NAME	COUNT
1-BED	7
2-BED	4
3-BED	2
STUDIO	11
TOTAL	24

PROJECT DATA SUMMARY

PROJECT ADDRESS: 1324-1326 POWELL ST, SAN FRANCISCO, CA 94133
 BLOCK / LOT: 0160 / 014A
 ZONING: (CRNC)
 CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL
 TYPE OF CONSTRUCTION: IB
 NUMBER OF STORIES: 8-STORIES
 LIFE SAFETY: FULLY SPRINKLERED

PROJECT SCOPE

DEMOLITION OF A TWO-STORY STRUCTURE (COMMERCIAL).
 NEW CONSTRUCTION OF AN EIGHT-STORY MIXED-USE BUILDING (COMMERCIAL & RESIDENTIAL) USING THE STATE DENSITY BONUS. THE BUILDING CONSISTS OF:

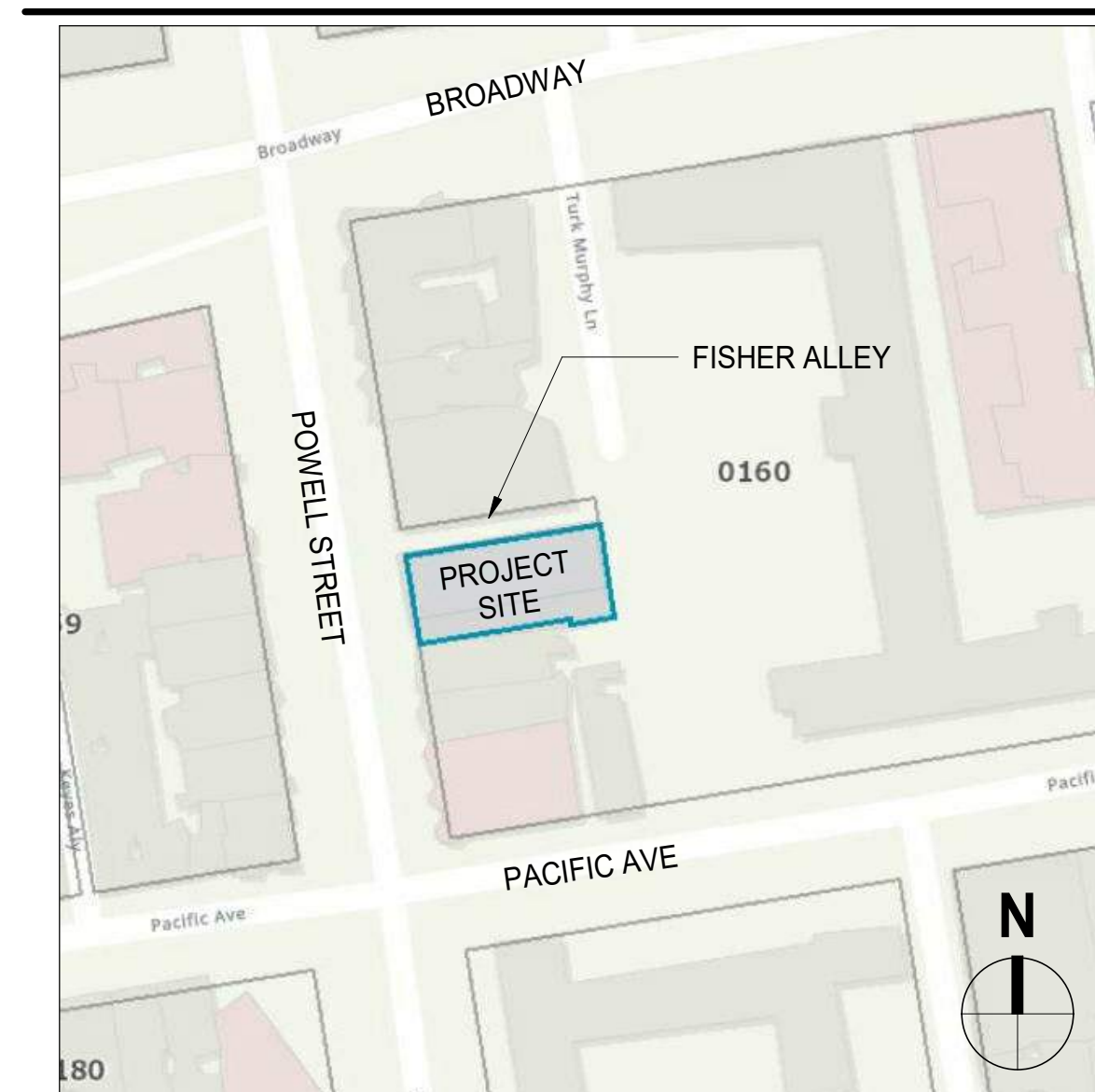
- NEW BASEMENT (BUILDING STORAGE, UTILITIES & CLASS I BIKE PARKING)
- 1 GROUND FLOOR COMMERCIAL SPACE ON LEVEL 1
- 24 DWELLING UNITS OCCUPYING LEVELS 2-8
- COMMON OPEN SPACE ON LEVEL 8

PROJECT DIRECTORY

OWNER:
MAHMOUD LARIZADEH
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 EMAIL: mcoffeeguy@hotmail.com

ARCHITECT:
AXIS/GFA ARCHITECTURE + DESIGN
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 SAN FRANCISCO, CA 94103
 (415) 371-1400 x117
 CONTACT: MATT SOISSON
 EMAIL: msoisson@axisgfa.com

VICINITY MAP



PROJECT NAME

CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET
 SAN FRANCISCO, CA 94133

NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	
	06/22/21	SDB REVISION	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION
 SITE PLAN AND PROJECT INFORMATION

SHEET NUMBER

A1.01

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PROJECT NAME

CHINATOWN MIXED-USE BUILDING

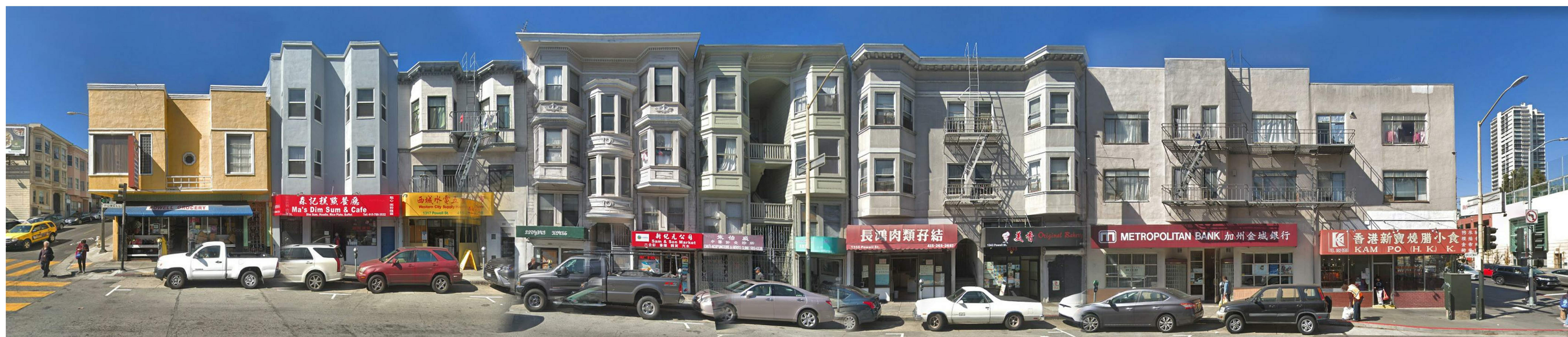
1324-1326 POWELL STREET
SAN FRANCISCO, CA
94133



EAST SIDE OF POWELL STREET - EXISTING



EAST SIDE OF POWELL STREET - PROPOSED



WEST SIDE OF POWELL STREET - EXISTING

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	06/22/21	SDB REVISION	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION
STREET VIEWS

SHEET NUMBER

A1.02

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PROJECT NAME

**CHINATOWN
MIXED-USE
BUILDING**

1324-1326 POWELL STREET
SAN FRANCISCO, CA
94133



VIEW 2

SCALE: 1/8" = 1'-0"



VIEW 1

SCALE: 1/8" = 1'-0"

NO. DATE ISSUES & REVISIONS BY

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SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION
RENDERINGS

SHEET NUMBER

A1.03

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CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET
SAN FRANCISCO, CA
94133



COMMERCIAL ENTRY AND SIGNAGE



NORTHEAST VIEW
SCALE:

3
A1.04



EAST VIEW FROM POWELL STREET
SCALE:

2
A1.04



SOUTHEAST VIEW
SCALE:

1
A1.04

NO.	DATE	ISSUES & REVISIONS	BY
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	06/22/21	SDB REVISION	

SCALE AS SHOWN

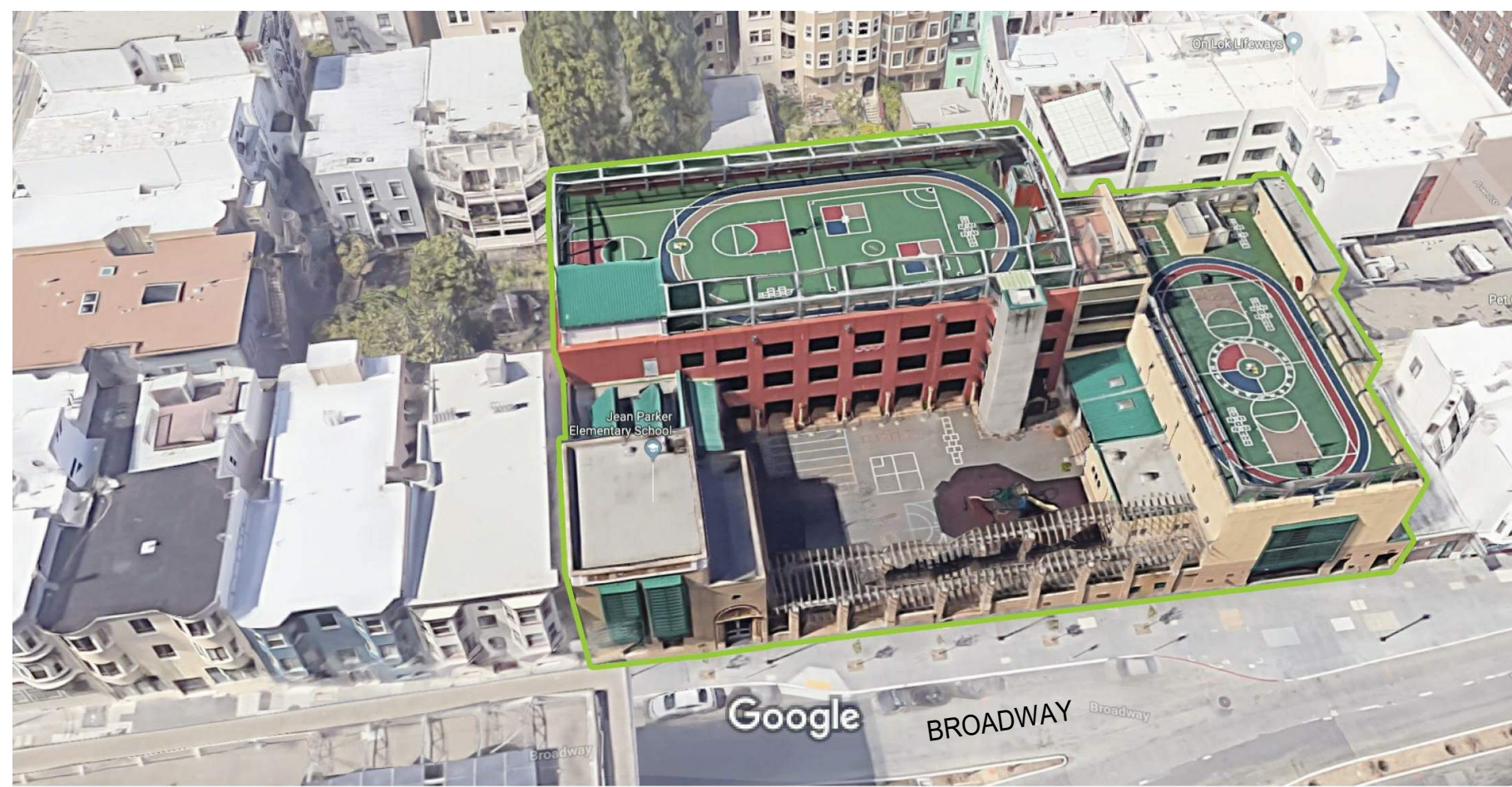
PROJECT NUMBER 19.001

DESCRIPTION
RENDERINGS

SHEET NUMBER

A1.04

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SATELLITE IMAGE OF THE SCHOOL NORTHWEST FROM THE SUBJECT PROPERTY

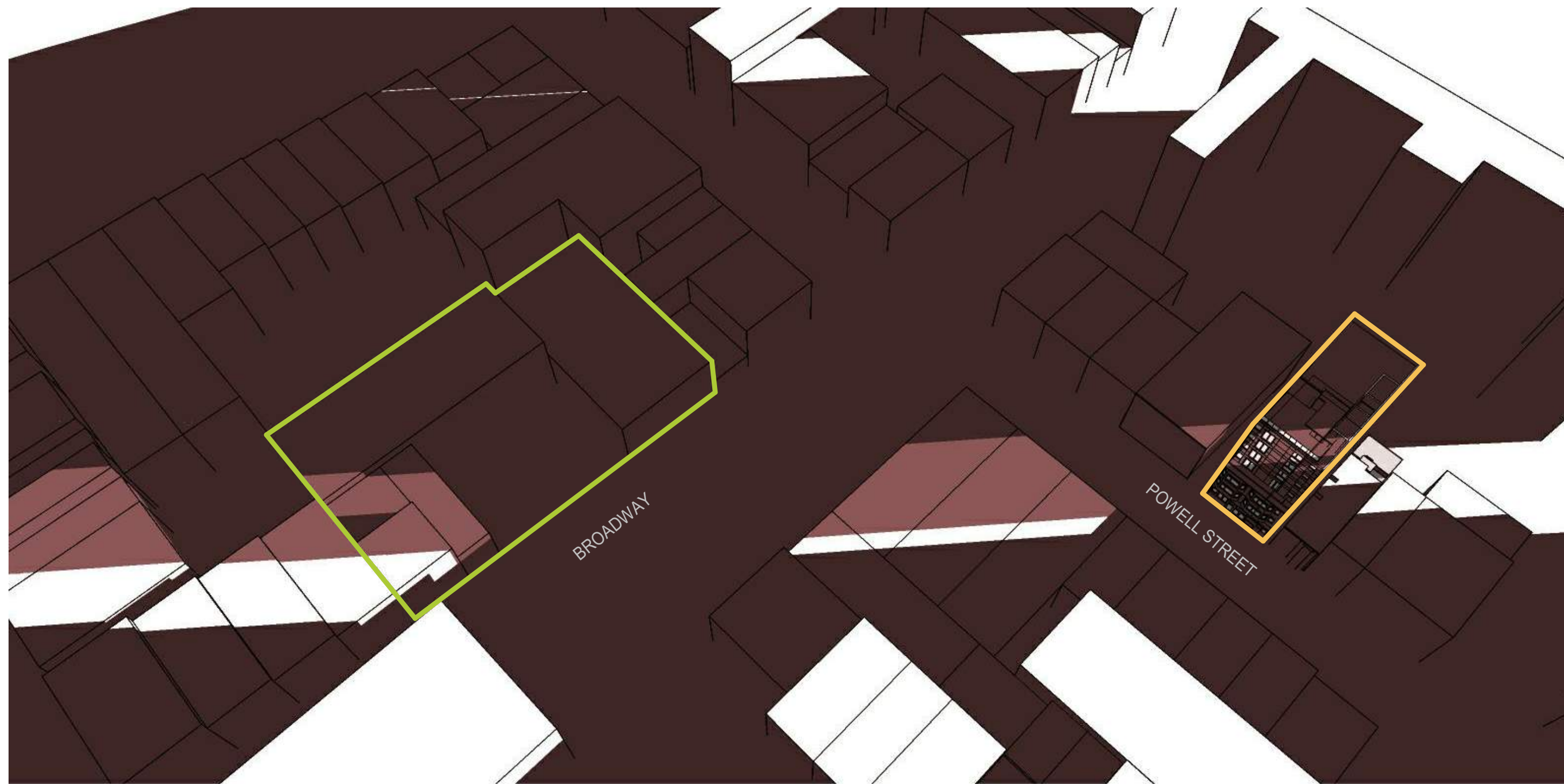
LEGEND

- EXISTING SHADOWS
- SHADOWS CAST BY PROPOSED BUILDING
- OUTLINE OF SCHOOL
- OUTLINE SUBJECT PROPERTY

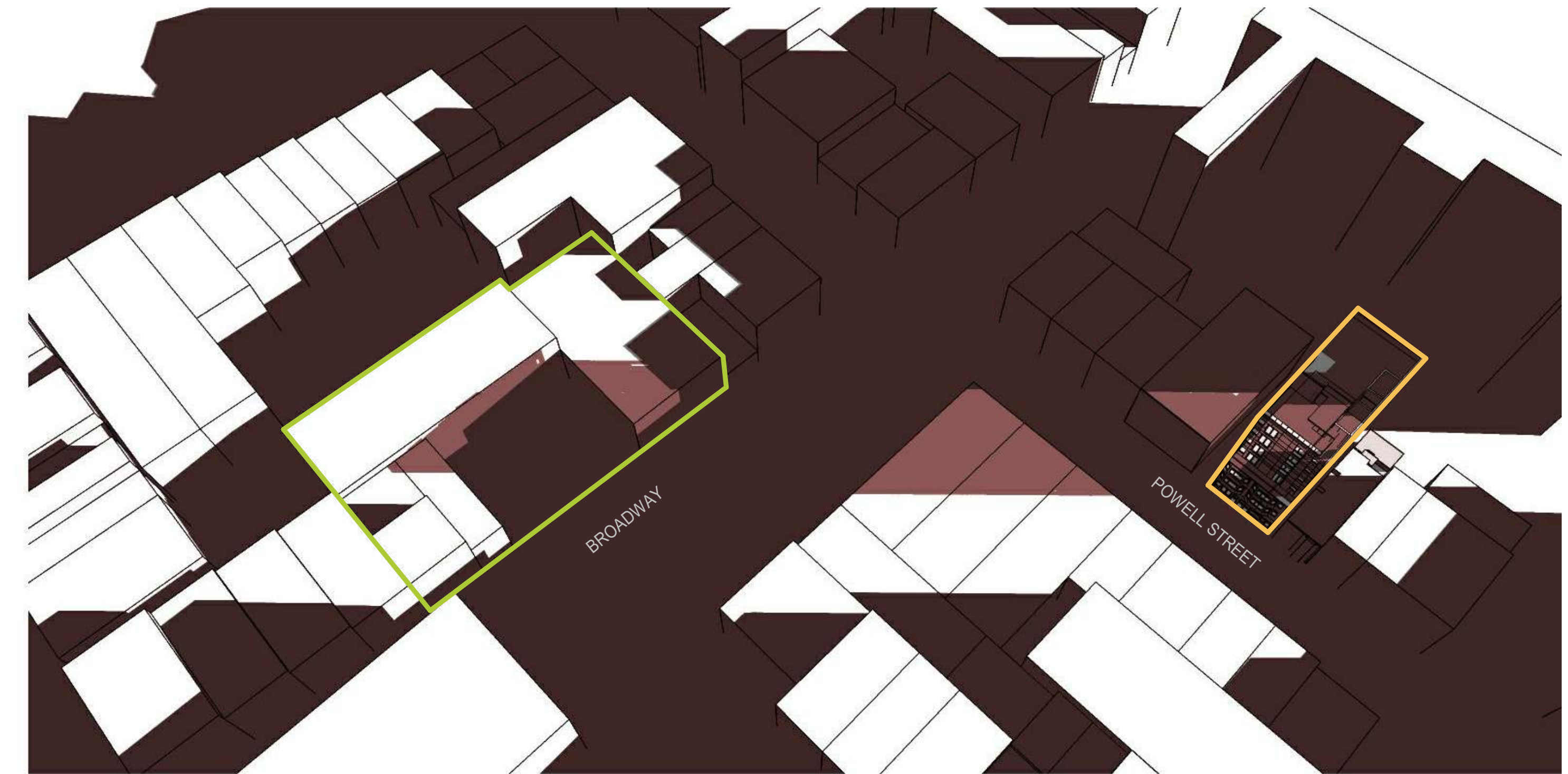
PROJECT NAME

**CHINATOWN
MIXED-USE
BUILDING**

1324-1326 POWELL STREET
SAN FRANCISCO, CA
94133



7:30AM DECEMBER 21



8:00AM DECEMBER 21



8:30AM DECEMBER 21



9:00AM DECEMBER 21

NO. DATE ISSUES & REVISIONS BY

NO.	DATE	ISSUES & REVISIONS	BY
	07/01/19	PERMIT SET	
1	07/02/20	PCL RESPONSE	
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3	12/02/20	PCL 3 RESPONSE	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION
SHADOW STUDY

SHEET NUMBER

A1.05

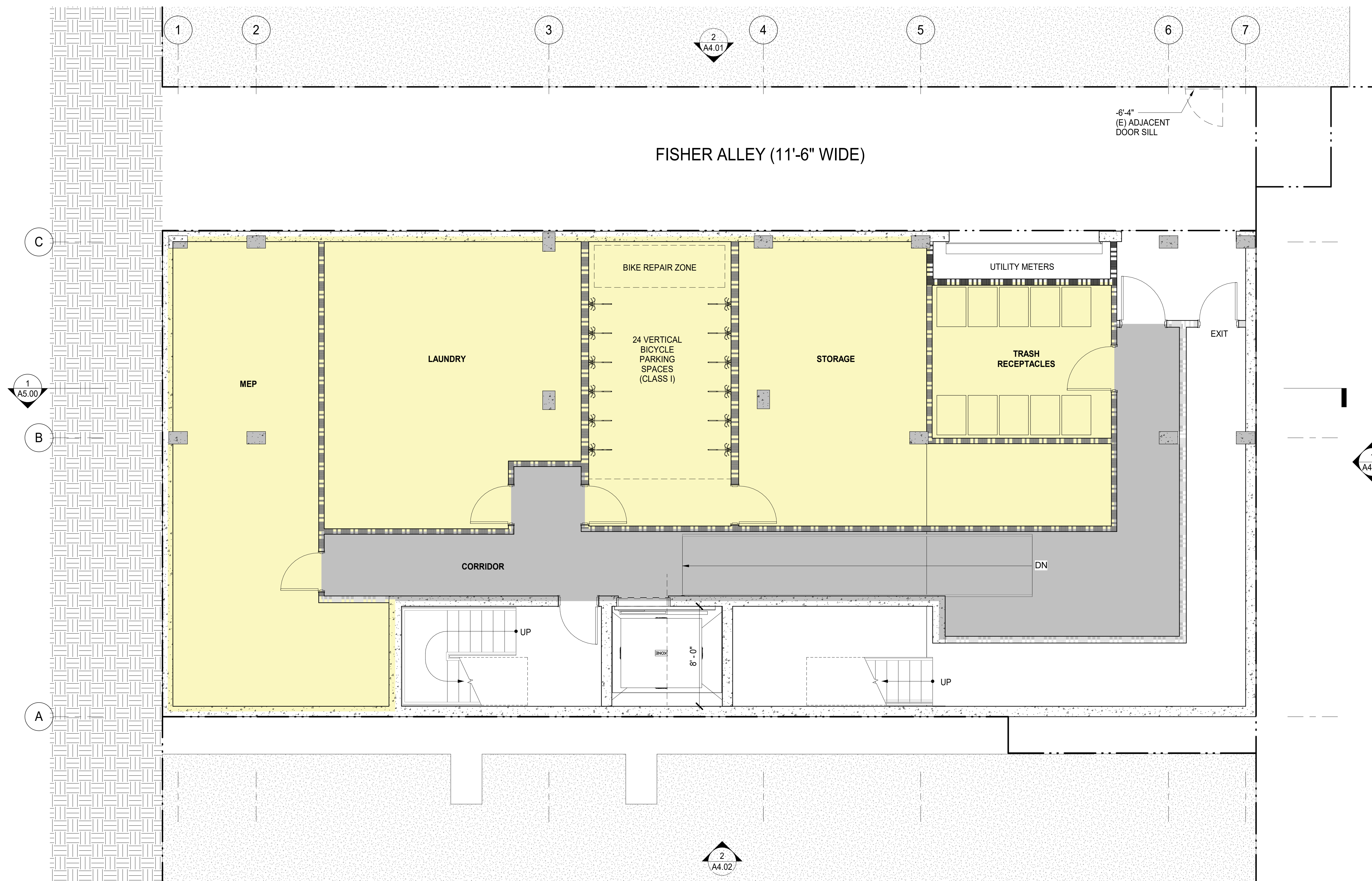
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POWELL STREET



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	06/22/21	SDB REVISION	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION
BASEMENT FLOOR PLAN

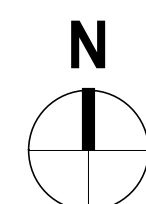
SHEET NUMBER

A2.00

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BASEMENT LEVEL
SCALE: 1/4" = 1'-0"

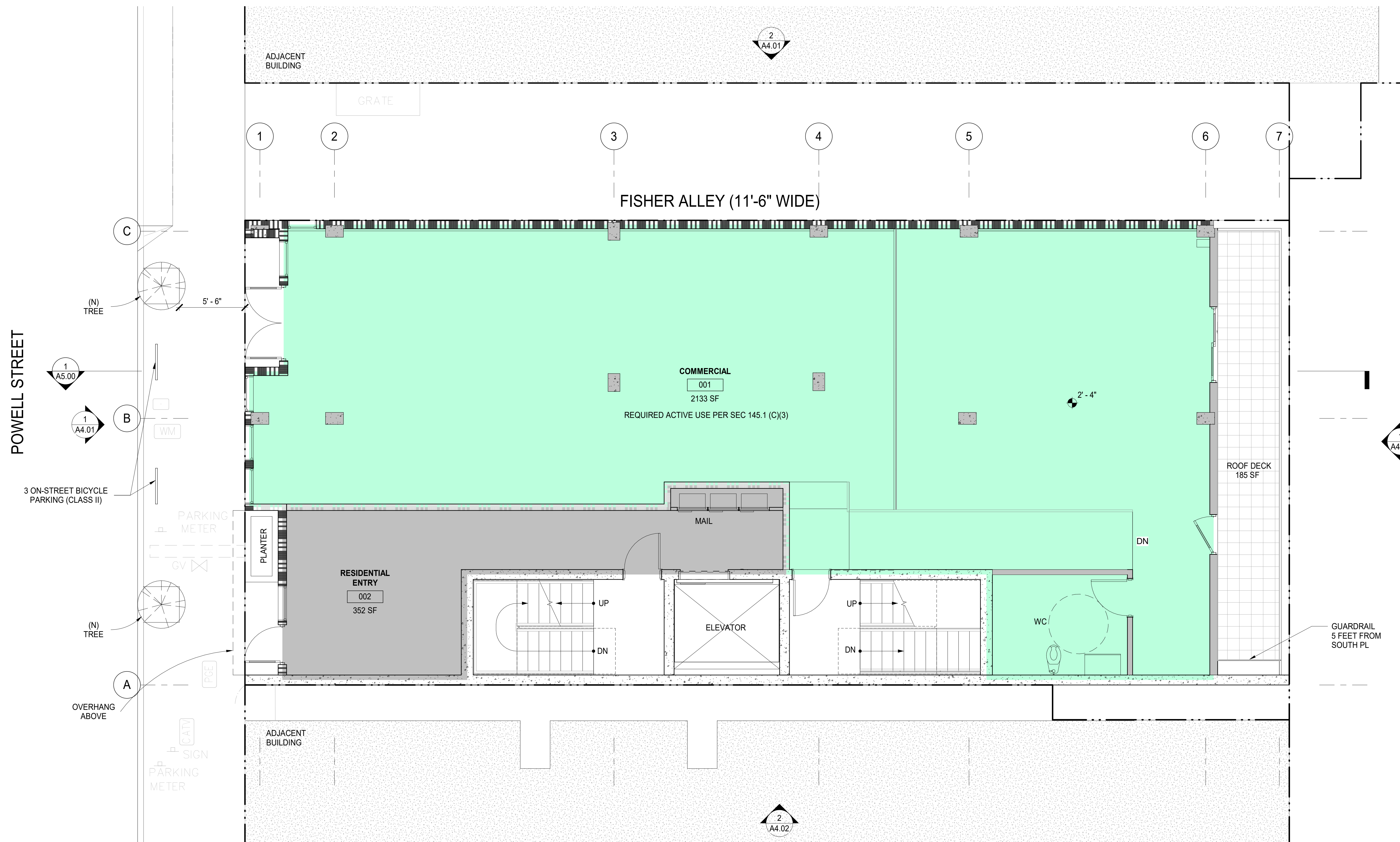
1
A2.00



PROJECT NAME

CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET
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	06/22/21	SDB REVISION	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION
FLOOR PLAN - LEVEL 1

SHEET NUMBER

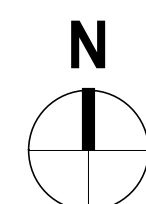
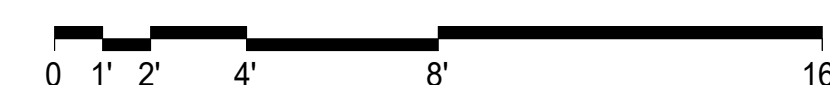
A2.01

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LEVEL 1 - FLOOR PLAN

SCALE: 1/4" = 1'-0"

1
A2.01



- NON-RATED WALL
- 1-HOUR FIRE PROTECTED WALL
- 1-HOUR RATED FIRE PARTITION
- 2-HOUR RATED FIRE BARRIER
- CONCRETE WALL

PROJECT NAME

CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET
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SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION
FLOOR PLAN - LEVEL 2

SHEET NUMBER

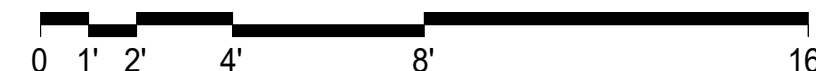
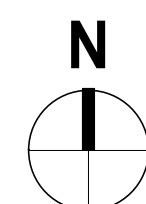
A2.02

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LEVEL 2 - FLOOR PLAN

SCALE: 1/4" = 1'-0"

1
A2.02

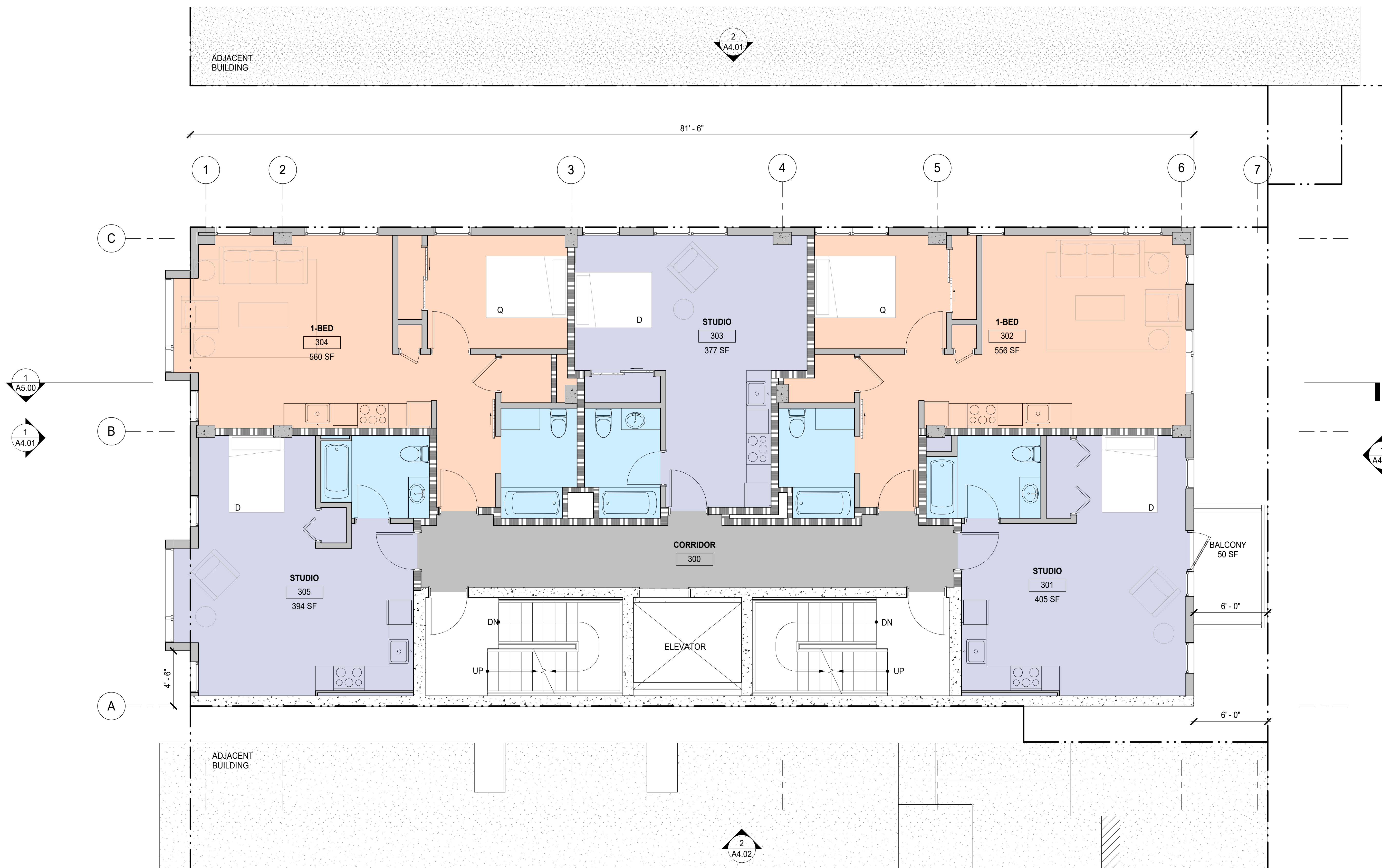


- NON-RATED WALL
- 1-HOUR FIRE PROTECTED WALL
- 1-HOUR RATED FIRE PARTITION
- 2-HOUR RATED FIRE BARRIER
- CONCRETE WALL

PROJECT NAME

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SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION
FLOOR PLAN - LEVEL 3

SHEET NUMBER

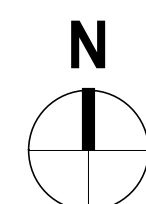
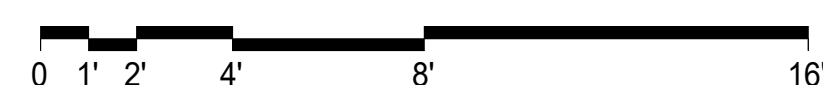
A2.03

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LEVEL 3 - FLOOR PLAN

SCALE: 1/4" = 1'-0"

1
A2.03



- NON-RATED WALL
- 1-HOUR FIRE PROTECTED WALL
- 1-HOUR RATED FIRE PARTITION
- 2-HOUR RATED FIRE BARRIER
- CONCRETE WALL

PROJECT NAME

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	06/22/21	SDB REVISION	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION
FLOOR PLAN - LEVEL 4

SHEET NUMBER

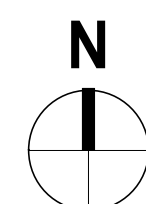
A2.04

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LEVEL 4 - FLOOR PLAN

SCALE: 1/4" = 1'-0"

1
A2.04



- NON-RATED WALL
- 1-HOUR FIRE PROTECTED WALL
- 1-HOUR RATED FIRE PARTITION
- 2-HOUR RATED FIRE BARRIER
- CONCRETE WALL

PROJECT NAME

CHINATOWN MIXED-USE BUILDING

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	06/22/21	SDB REVISION	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION
FLOOR PLAN - LEVEL 5

SHEET NUMBER

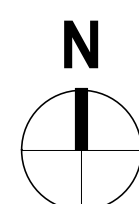
A2.05

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LEVEL 5 - FLOOR PLAN

SCALE: 1/4" = 1'-0"

1
A2.05



- NON-RATED WALL
- 1-HOUR FIRE PROTECTED WALL
- 1-HOUR RATED FIRE PARTITION
- 2-HOUR RATED FIRE BARRIER
- CONCRETE WALL

PROJECT NAME

CHINATOWN MIXED-USE BUILDING

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POWELL STREET



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	06/22/21	SDB REVISION	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION
FLOOR PLAN - LEVEL 6

SHEET NUMBER

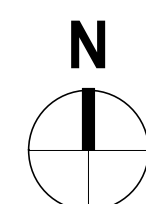
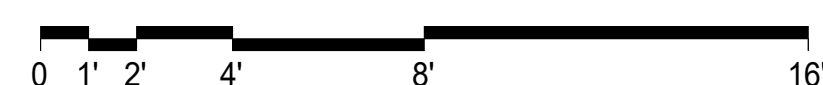
A2.06

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LEVEL 6 - FLOOR PLAN

SCALE: 1/4" = 1'-0"

1
A2.06



- NON-RATED WALL
- 1-HOUR FIRE PROTECTED WALL
- 1-HOUR RATED FIRE PARTITION
- 2-HOUR RATED FIRE BARRIER
- CONCRETE WALL

PROJECT NAME

CHINATOWN MIXED-USE BUILDING

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POWELL STREET



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2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	
06/22/21		SDB REVISION	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION
FLOOR PLAN - LEVEL 7

SHEET NUMBER

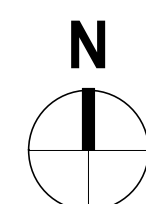
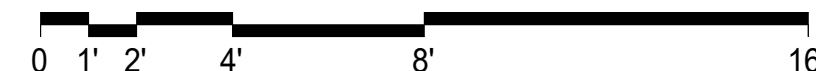
A2.07

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LEVEL 7 - FLOOR PLAN

SCALE: 1/4" = 1'-0"

1
A2.07



- NON-RATED WALL
- 1-HOUR FIRE PROTECTED WALL
- 1-HOUR RATED FIRE PARTITION
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- CONCRETE WALL

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CHINATOWN MIXED-USE BUILDING

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	06/22/21	SDB REVISION	

SCALE AS SHOWN

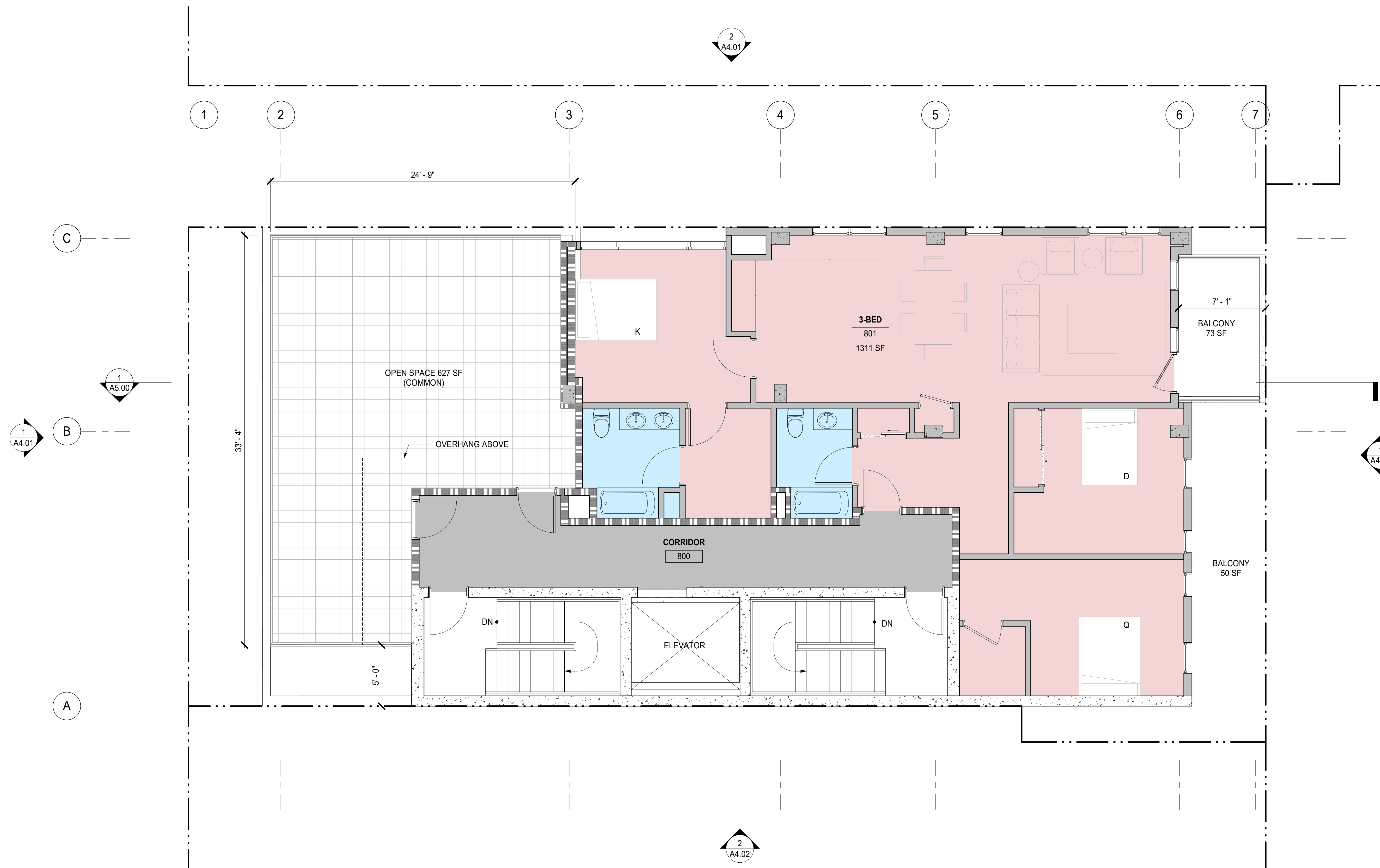
PROJECT NUMBER 19.001

DESCRIPTION
FLOOR PLAN - LEVEL 8

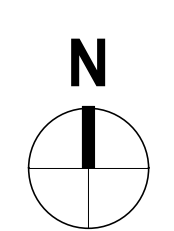
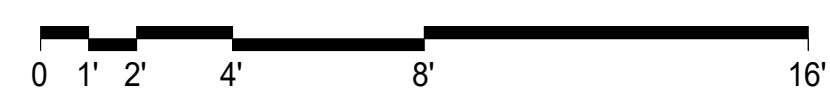
SHEET NUMBER

A2.08

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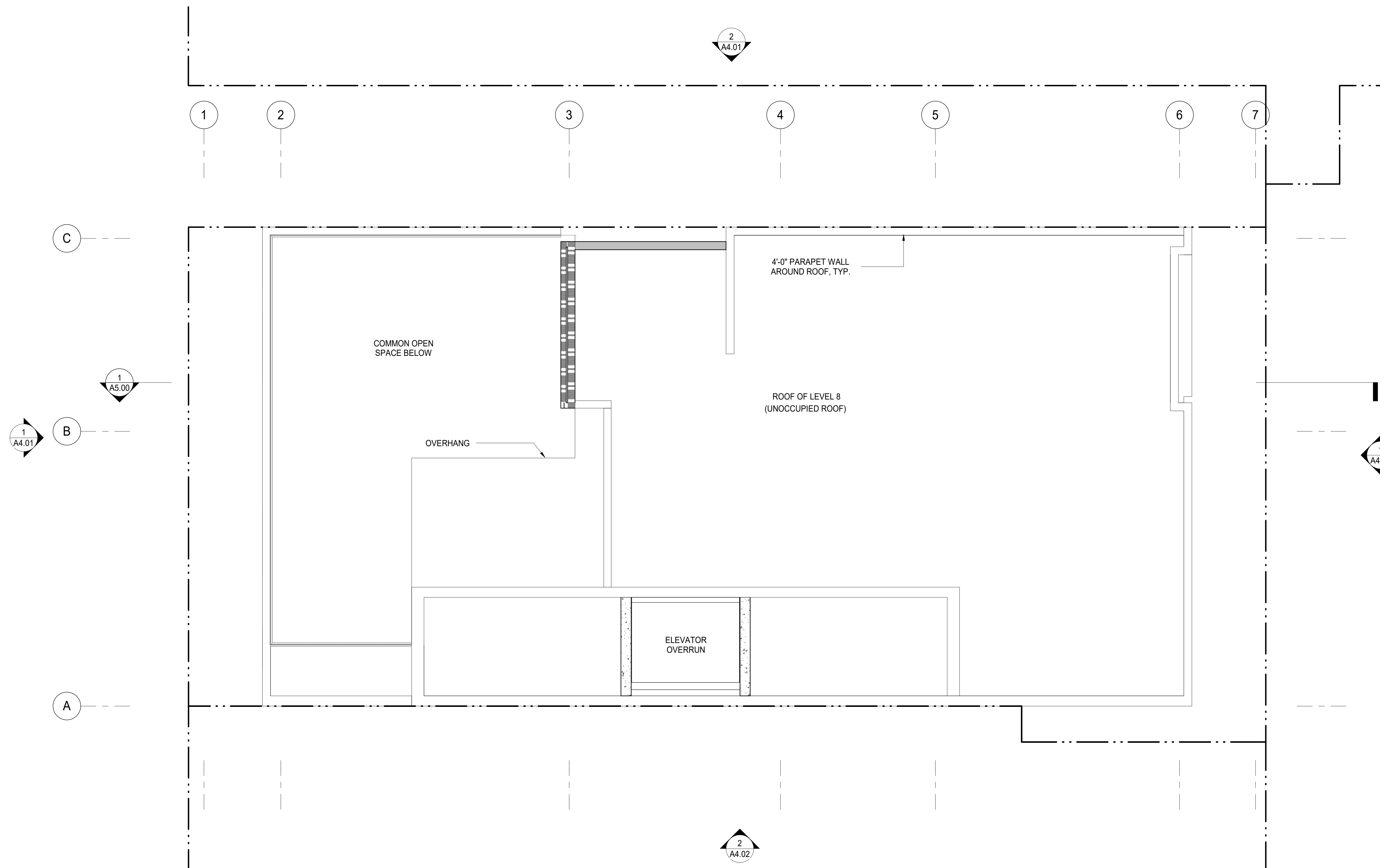
LEVEL 8 - FLOOR PLAN
SCALE: 1/4" = 1'-0" **1** A2.08



PROJECT NAME

CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET
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SCALE AS SHOWN

PROJECT NUMBER 19.001

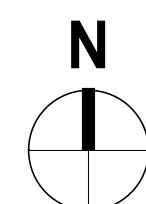
DESCRIPTION
ROOF PLAN

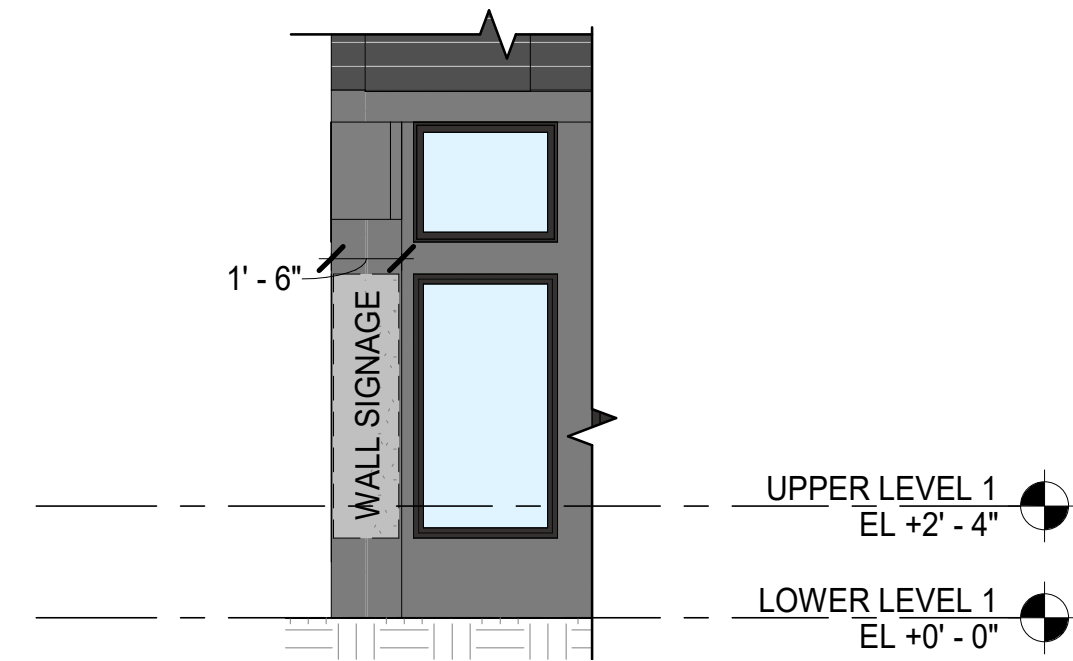
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A2.09

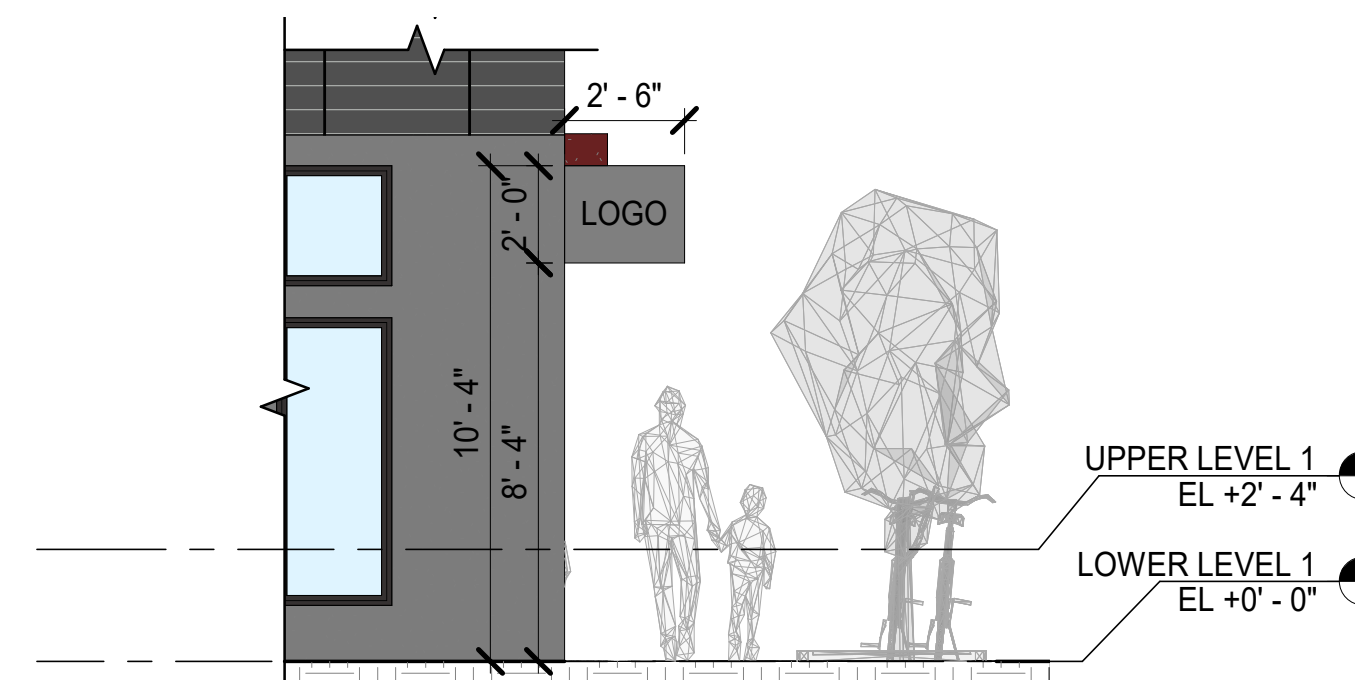
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ROOF
SCALE: 1/4" = 1'-0" **1** A2.09





COMMERCIAL WALL SIGN **4**_{A4.01}
SCALE: 1/4" = 1'-0"



COMMERCIAL PROJECTING SIGN **3**_{A4.01}
SCALE: 1/4" = 1'-0"

- EXTERIOR FINISHES:**
1. EXPOSED CONCRETE
 2. PLASTER - LIGHT GREY
 - 2.2 PLASTER - DARK GREY
 - 2.3 PLASTER - MAROON RED
 3. PAINTED WOOD SIDING - DARK GREY
 4. METAL ROOF
 - 4.4 METAL FINISH- LIGHT GREY
 5. DOWNWARD FACING EXTERIOR LIGHT
 6. VERTICAL HPL PANELS - MAROON RED
 7. DARK BRONZE ALUMINIM WINDOW FRAME
 8. CLEAR VISION GLASS

PROJECT NAME

**CHINATOWN
MIXED-USE
BUILDING**

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94133



NORTH ELEVATION **2**_{A4.01}
SCALE: 1/8" = 1'-0"



WEST ELEVATION **1**_{A4.01}
SCALE: 1/8" = 1'-0"

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SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION
BUILDING ELEVATIONS

SHEET NUMBER

A4.01

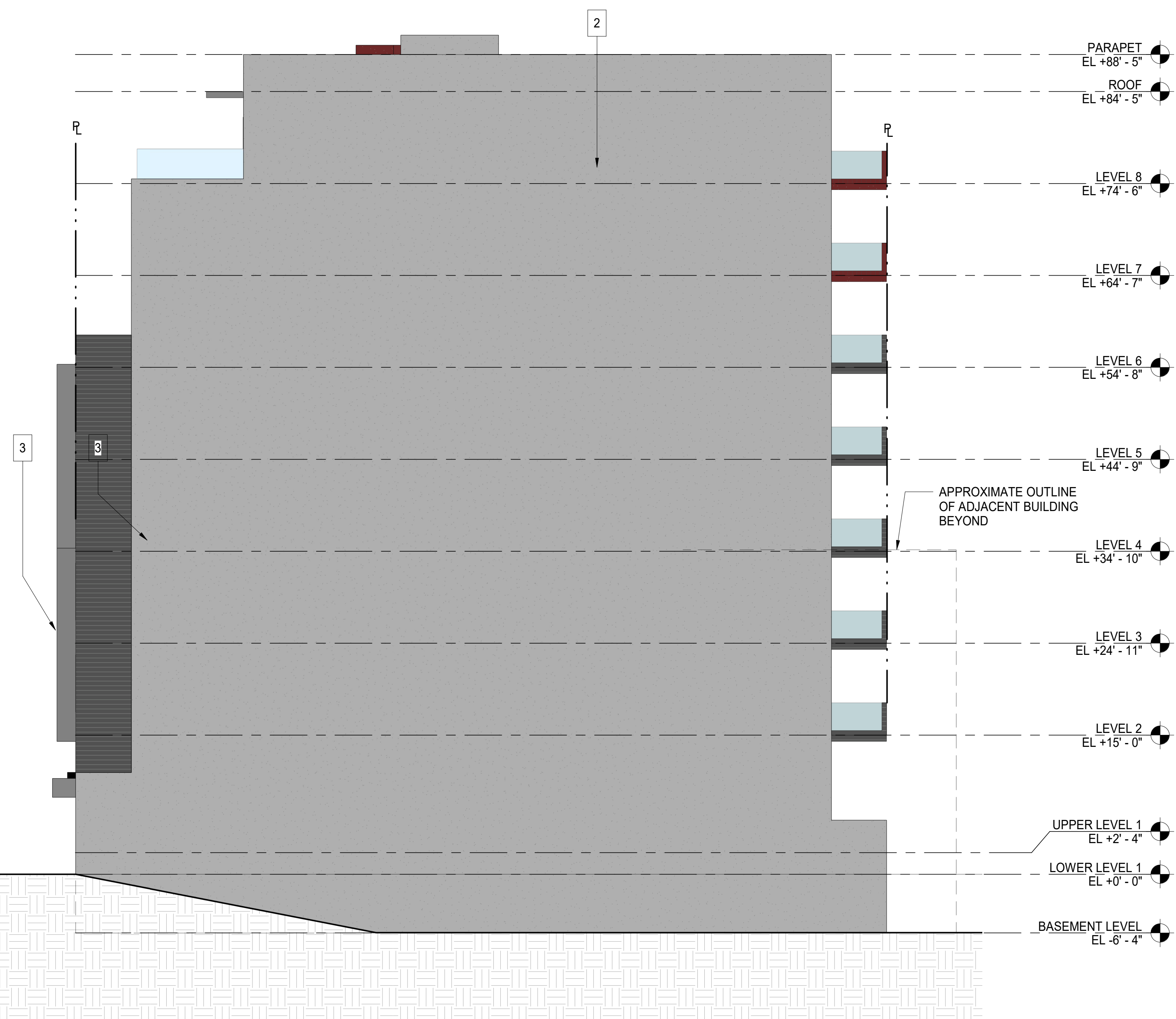
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1324-1326 POWELL STREET
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94133

- EXTERIOR FINISHES:**
1. EXPOSED CONCRETE
 2. PLASTER - LIGHT GREY
 - 2.2 PLASTER - DARK GREY
 - 2.3 PLASTER - MAROON RED
 3. PAINTED WOOD SIDING - DARK GREY
 4. METAL ROOF
 - 4.4 METAL FINISH- LIGHT GREY
 5. DOWNWARD FACING EXTERIOR LIGHT
 6. VERTICAL HPL PANELS - MAROON RED
 7. DARK BRONZE ALUMINUM WINDOW FRAME
 8. CLEAR VISION GLASS



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2
A4.02



EAST ELEVATION
SCALE: 1/8" = 1'-0"

1
A4.02

NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	
	06/22/21	SDB REVISION	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION
BUILDING ELEVATIONS

SHEET NUMBER

A4.02

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PROJECT NAME

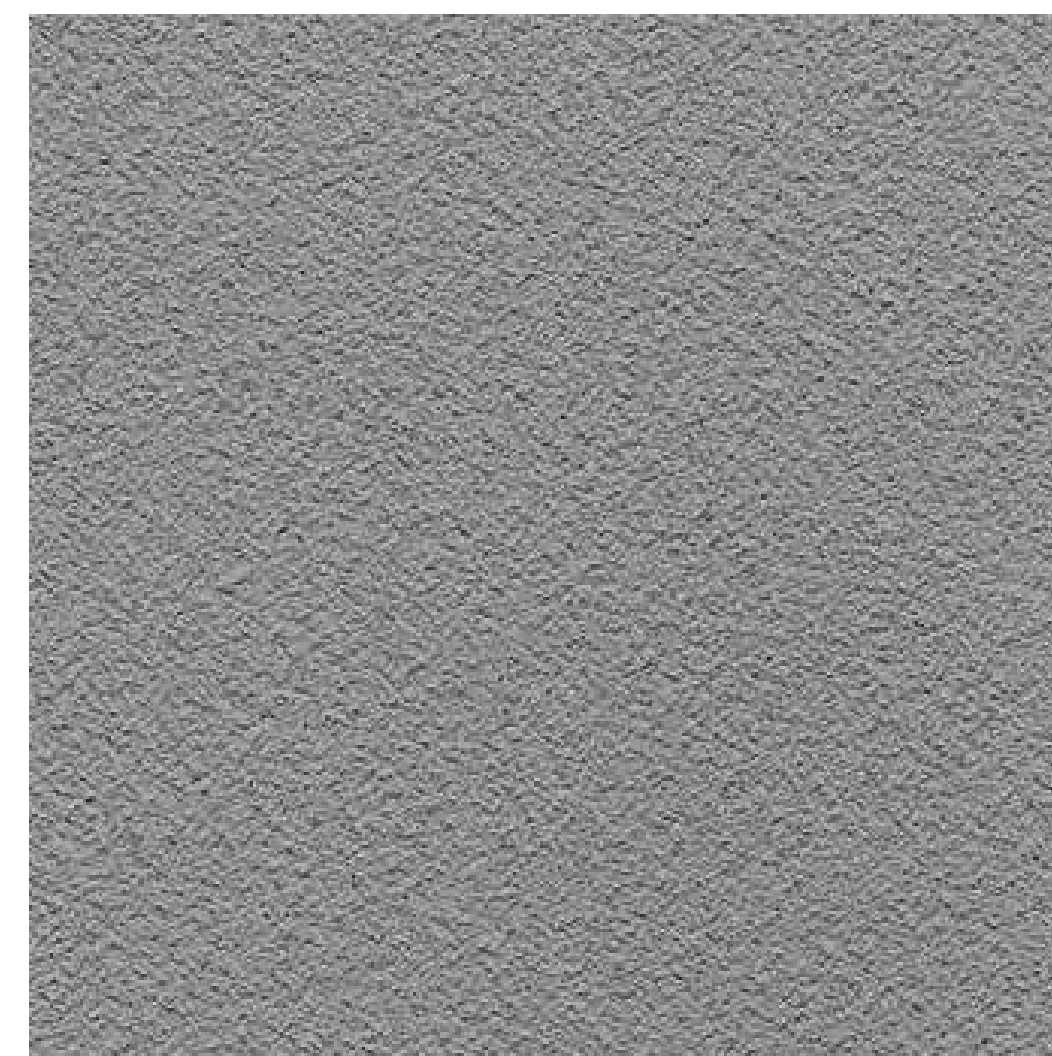
CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET
SAN FRANCISCO, CA
94133

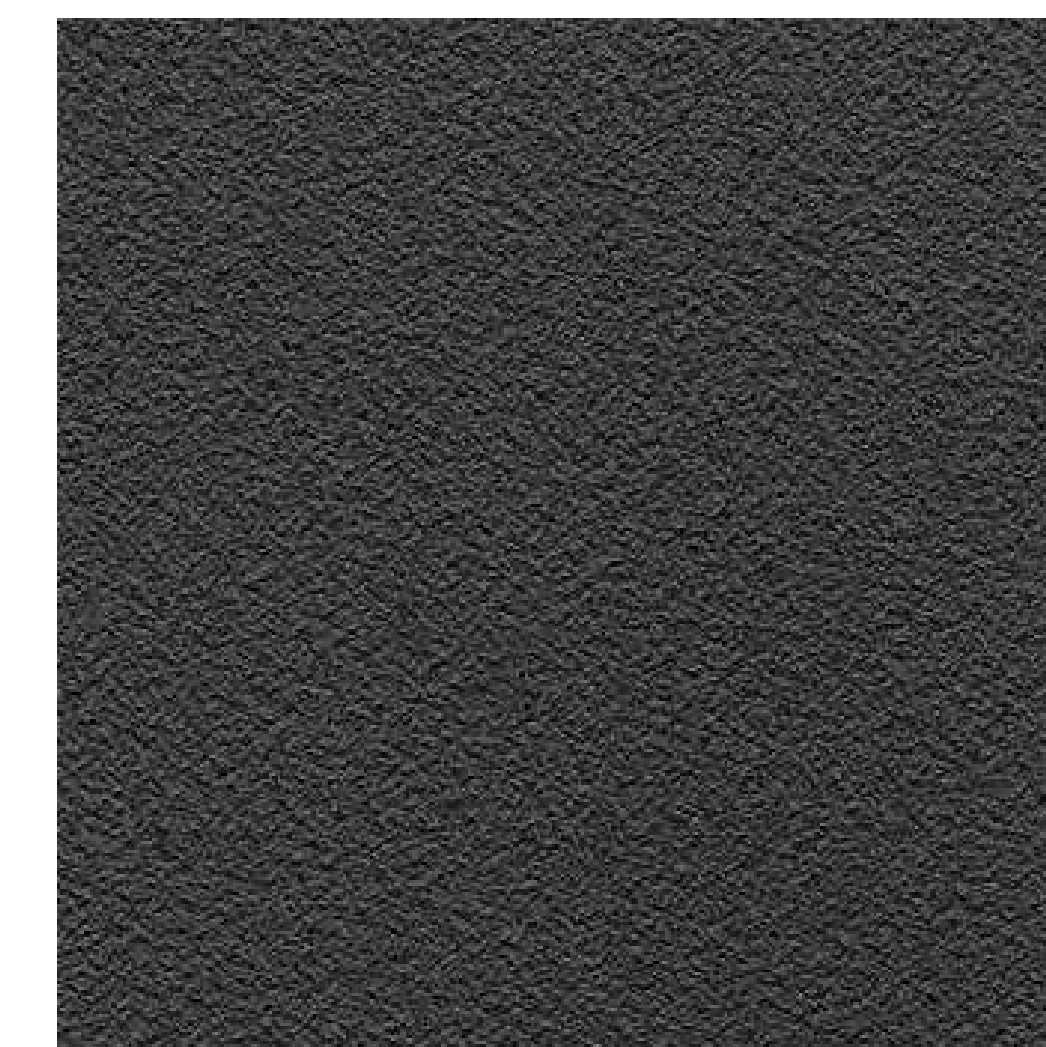


EXTERIOR FINISHES:

1. EXPOSED CONCRETE
2. PLASTER - LIGHT GREY
- 2.2 PLASTER - DARK GREY
- 2.3 PLASTER - MAROON RED
3. PAINTED WOOD SIDING - DARK GREY
4. METAL ROOF
- 4.4 METAL FINISH- LIGHT GREY
5. DOWNWARD FACING EXTERIOR LIGHT
6. VERTICAL HPL PANELS - MAROON RED
7. DARK BRONZE ALUMINUM WINDOW FRAME
8. CLEAR VISION GLASS



2 FINE PLASTER - LIGHT GREY



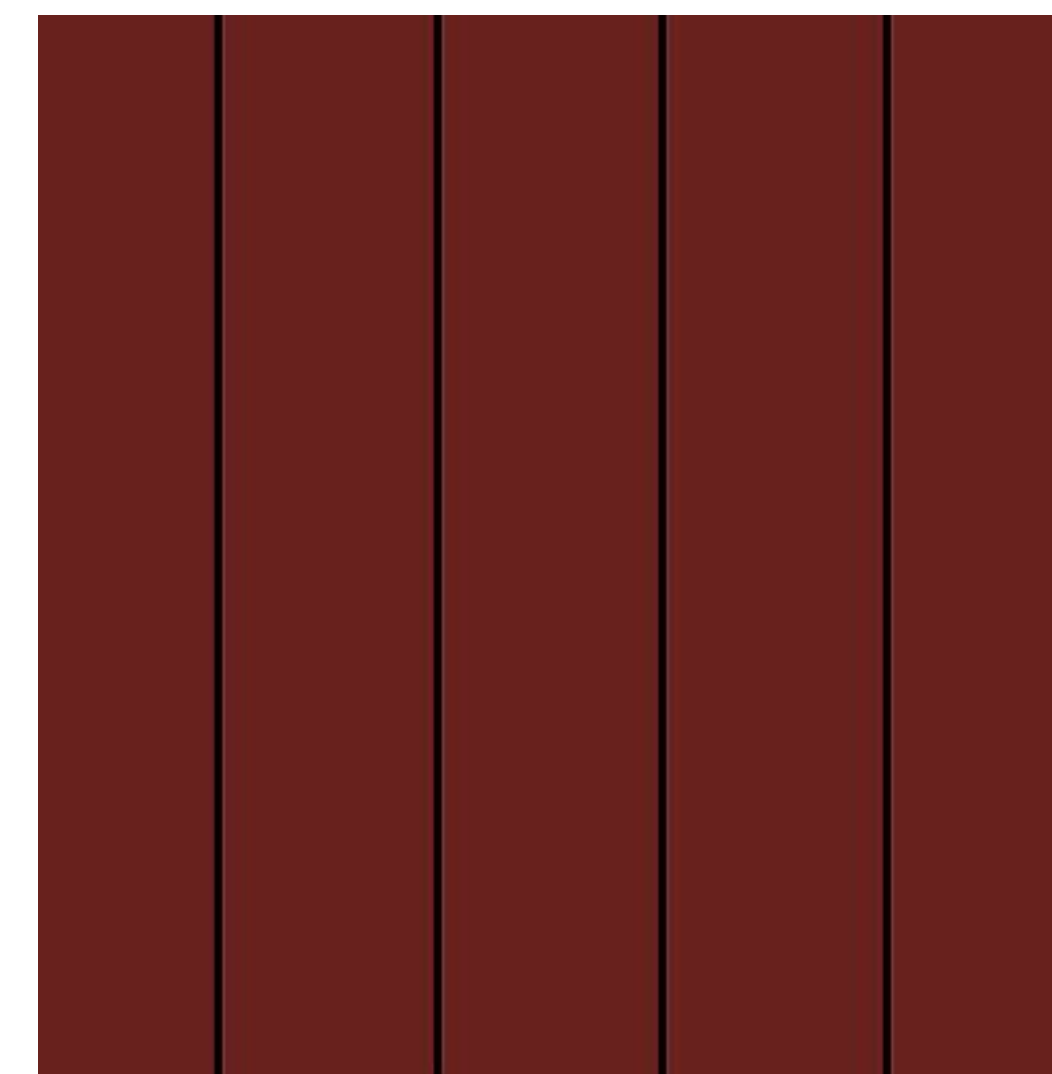
2.2 FINE PLASTER - DARK GREY



3 WOOD SIDING - DARK GREY



7 DARK BRONZE ALUMINUM WINDOW FRAME



6 VERTICAL HPL PANELS - MAROON RED



1 CAST-IN-PLACE CONCRETE

NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	
	06/22/21	SDB REVISION	

SCALE AS SHOWN

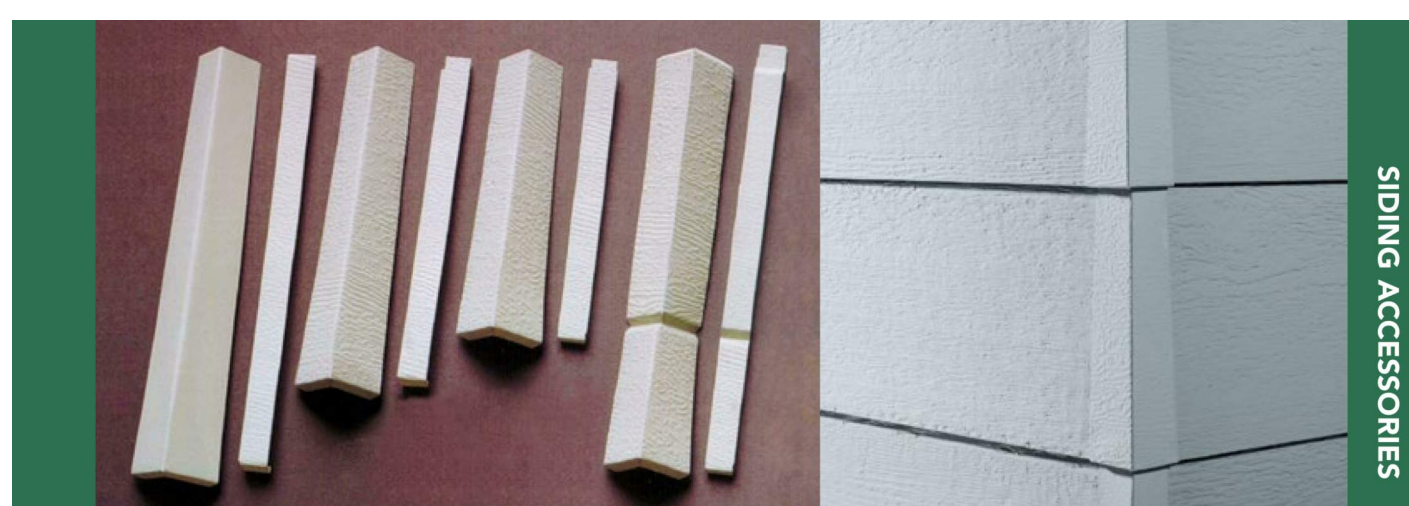
PROJECT NUMBER 19.001

DESCRIPTION
EXTERIOR FINISHES

SHEET NUMBER

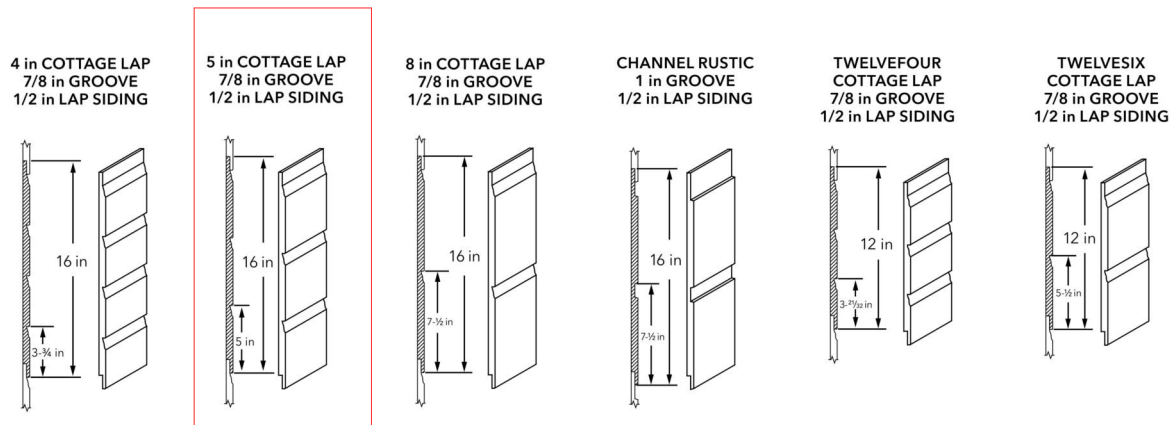
A4.03

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TruWood
SIDING

TruWood
SIDING | TRIM



SPECIFICATIONS:

Lap Size	Alt. Lap	Material Thickness	Max. Ft. Spacing	Alt. Ft. Spacing	Alt. Ft. Spacing	Alt. Ft. Spacing
1/2 in x 12 in x 16 ft	3	1/8	11	10.67	10.5	10.5
1/2 in x 16 in x 16 ft	5	1/8	15	14.67	14.5	14.5

Lap Style	Profile	Alt. Ft. Spacing	Surface Texture
1/2 in x 12 in x 16 ft	TwelveFour	14.67	Old Mill®
1/2 in x 12 in x 16 ft	TwelveSix	14.67	Old Mill®
1/2 in x 16 in x 16 ft	4 in Cottage Lap	20	Old Mill®
1/2 in x 16 in x 16 ft	5 in Cottage Lap	20	Old Mill®
1/2 in x 16 in x 16 ft	8 in Cottage Lap	20	Old Mill®
1/2 in x 16 in x 16 ft	Channel Rustic	20	Old Mill®

TruWood Siding and Trim meet the requirements of the following:

- 2018 International Building Code
- 2018 International Residential Code
- ICC ESR-2588
- Federal Manufactured Housing Standards
- American National Standard ANSI-CPA 135.6 - 2012
- California Wildland-Urban Interface (WUI)
- Fire rating = Class C
- R Value = 0.67 (hour) (Sq. Ft.) (Fahrenheit) per BTU
- 1/2 in Lap Siding = No Shear Value

CAL PROP 65 WARNING: Use of this product may result in exposure to wood dust, known to the State of California to cause cancer.

SPECIFICATIONS:

Selection

High-quality corners and joint covers are available for every TruWood Lap Siding product. Ask your TruWood distributor for assistance in selecting the sizes and quantities you need.

Self-Aligning	1/2 in Lap Siding
Cottage Lap®	1/2 in Lap Siding
Sure Lock Six Cottage Lap®	1/2 in Lap Siding
Channel Rustic™	1/2 in Lap Siding
Sure Lock™	1/2 in Lap Siding
7/16 in and 1/2 in Cedar Shake	Lap Siding
	1/2 in Lap Siding

TruWood Siding and Trim meet the requirements of the following:

- 2015 International Building Code
- 2015 International Residential Code
- ICC ESR-2588
- Federal Manufactured Housing Standards
- American National Standard ANSI-CPA 135.6 - 2015
- California Wildland-Urban Interface (WUI)

CAL PROP 65 WARNING: Use of this product may result in exposure to wood dust, known to the State of California to cause cancer.

FOR YOUR NEAREST DISTRIBUTOR, COMPLETE INSTALLATION INSTRUCTIONS, MAINTENANCE, SERVICE AND WARRANTY INFORMATION, GO TO TruWoodSiding.com. FOR LOCATIONS, CALL **800.417.3674** OR EMAIL truwood@collinsco.com.



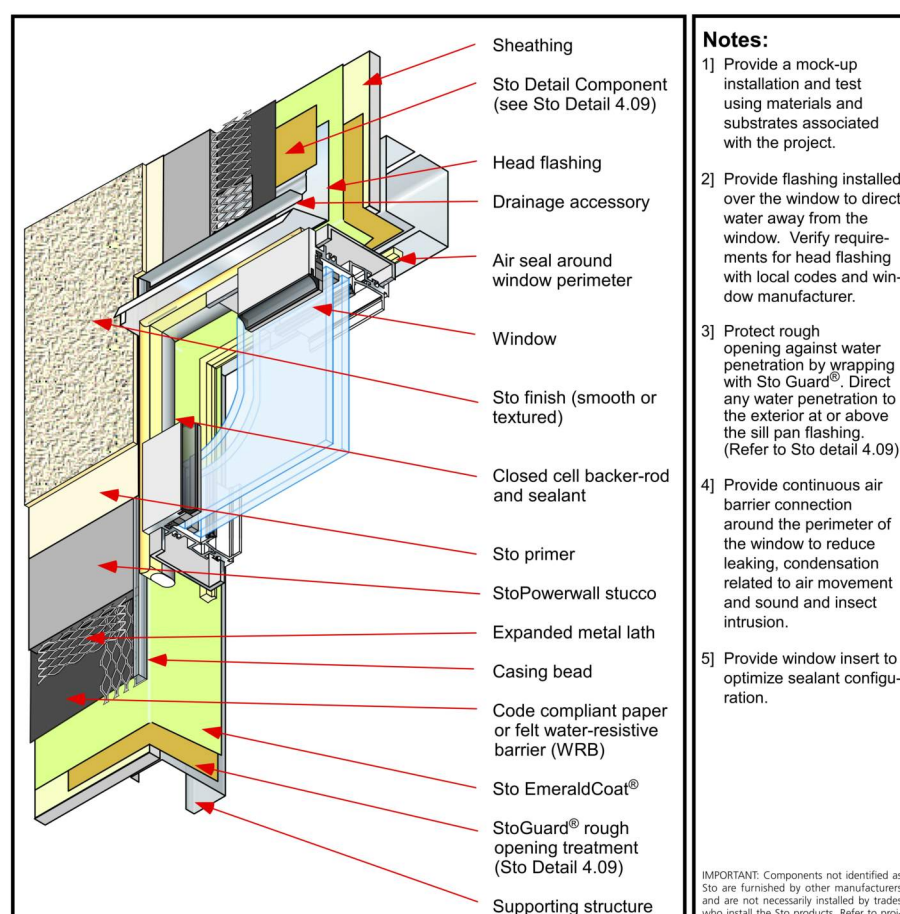
5/16 7.5M Manufactured in Klamath Falls, OR, USA

©2016 Collins

WOOD SIDING - TRUWOOD OR SIM.

StoPowerwall® Commercial Window Head

Detail No.: 4.20
Date: December 2015



- Notes:**
- 1) Provide a mock-up installation and test using materials and substrates associated with the project.
 - 2) Provide flashing installed over the window to direct water away from the window. Verify requirements for head flashing with local codes and window manufacturer.
 - 3) Provide rough opening against water penetration with Sto Guard®. Direct any water penetration to the exterior at or above the sill pan flashing. (Refer to Sto detail 4.09)
 - 4) Provide continuous air barrier connection around the perimeter of the window to reduce leaking, condensation related to air movement and sound and insect intrusion.
 - 5) Provide window insert to optimize sealant configuration.

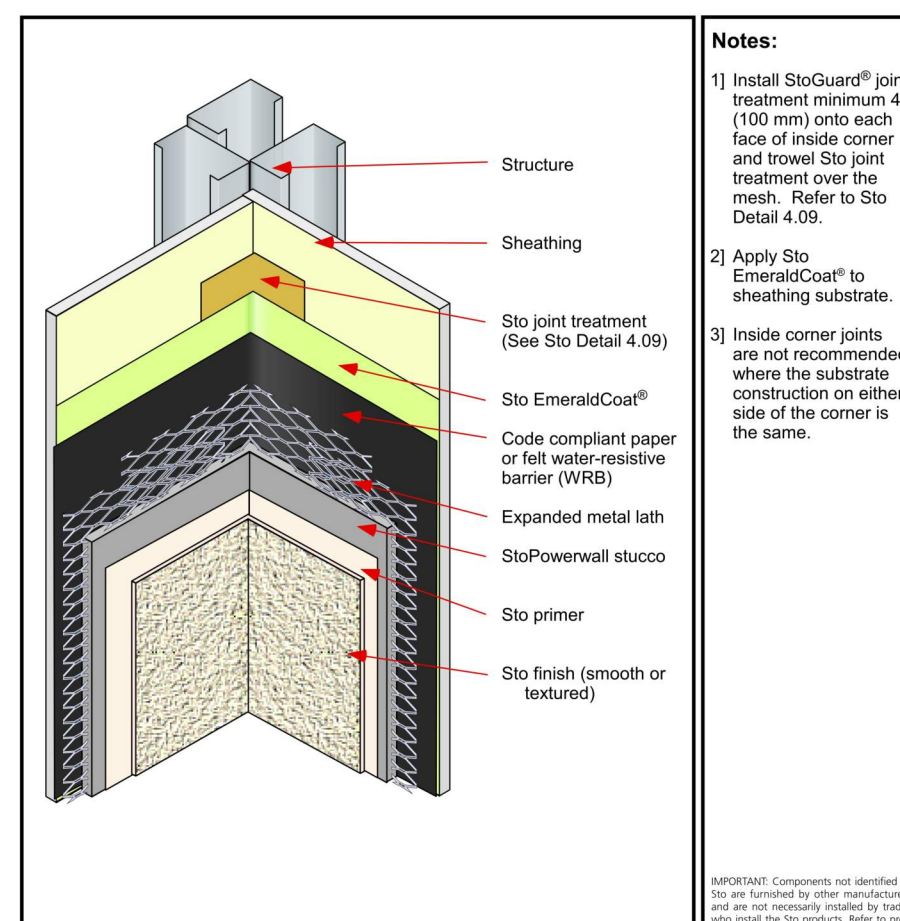
Attention: Sto products are intended for use by qualified professional contractors, not consumers, as a component of a larger construction assembly as specified in a qualified design professional's drawings and specifications. Sto products are not intended for use by consumers. Sto products are not intended for use in areas where they are not intended to be used. Sto products are not intended for use in areas where they are not intended to be used. Sto products are not intended for use in areas where they are not intended to be used.

www.stocorp.com

sto

StoPowerwall® Inside Corner: Common Substrate

Detail No.: 4.54
Date: December 2015



- Notes:**
- 1) Install StoGuard® joint treatment minimum 4" (100 mm) onto each face of inside corner and inset Sto joint treatment over the mesh. Refer to Sto Detail 4.09.
 - 2) Apply Sto EmeraldCoat® to sheathing substrate.
 - 3) Inside corner joints are not recommended where the substrate construction on either side of the corner is the same.

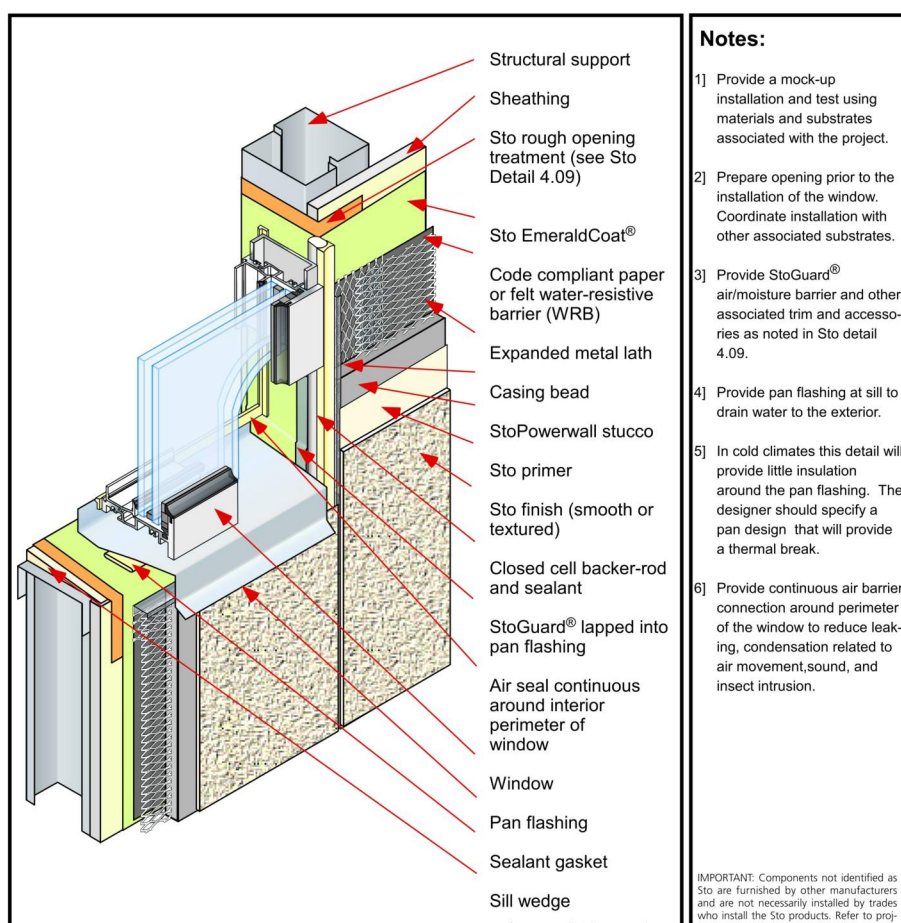
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sto

StoPowerwall® Commercial Window Sill

Detail No.: 4.22
Date: December 2015



- Notes:**
- 1) Provide a mock-up installation and test using materials and substrates associated with the project.
 - 2) Prepare opening prior to the installation of the window. Coordinate installation with other associated substrates.
 - 3) Provide StoGuard® air/water barrier and other associated rough and accessories as noted in Sto detail 4.09.
 - 4) Provide pan flashing at sill to direct water to the exterior.
 - 5) In cold climates this detail will provide site insulation around the pan flashing. The designer should specify a pan design that will provide a thermal break.
 - 6) Provide continuous air barrier connection around perimeter of the window to reduce leaking, condensation related to air movement, sound, and insect intrusion.

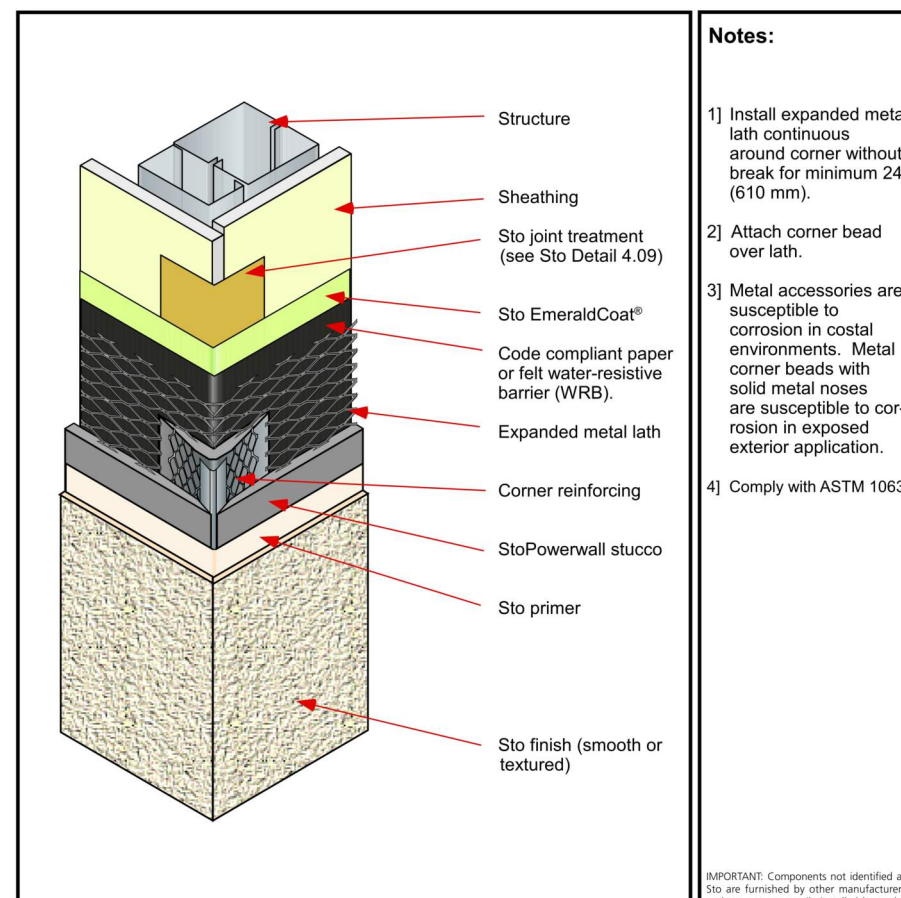
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StoPowerwall® Outside Corner

Detail No.: 4.55
Date: December 2015



- Notes:**
- 1) Install expanded metal lath continuous around corner without break for minimum 24" (610 mm).
 - 2) Attach corner bead over lath.
 - 3) Metal accessories are susceptible to corrosion in coastal environments. Metal corner beads with solid metal noses are susceptible to corrosion in exposed exterior application.
 - 4) Comply with ASTM 1063.

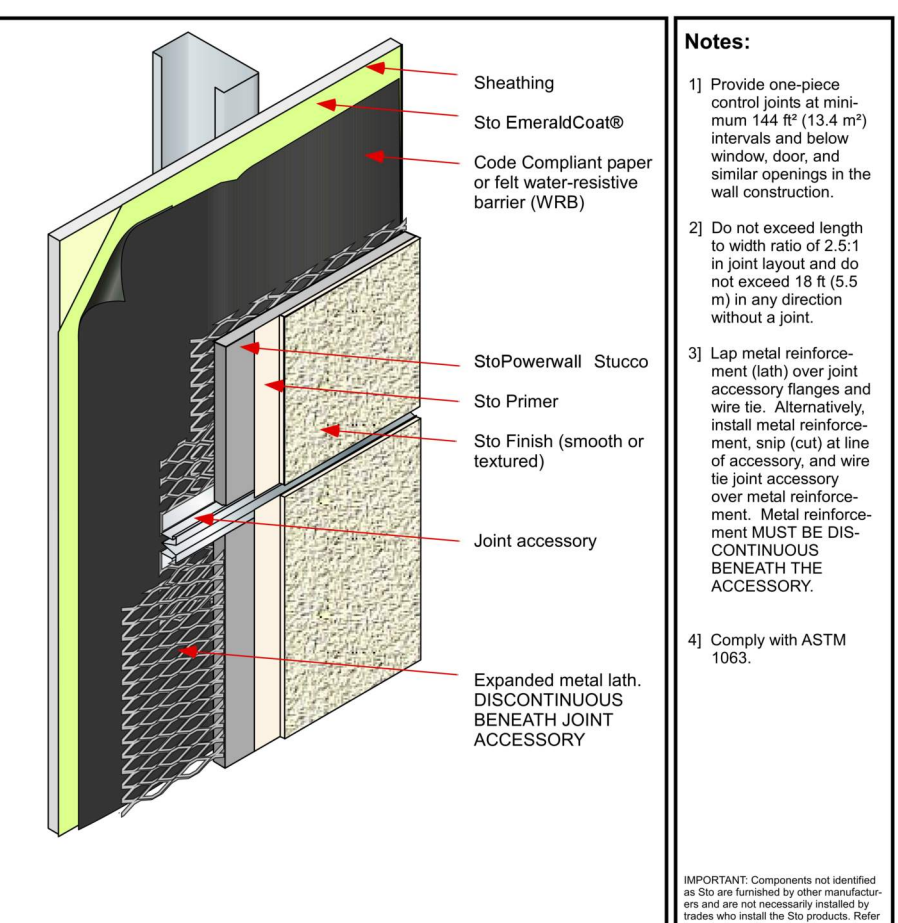
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sto

StoPowerwall® One-Piece Control Joint

Detail No.: 4.52
Date: December 2015



- Notes:**
- 1) Provide one-piece control joint at maximum 144" (13.4 m) intervals and before window, door, and similar openings in the wall construction.
 - 2) Do not exceed length of each section of 2.5 ft (0.76 m) in any direction without a joint.
 - 3) Lap metal reinforcement (mesh) over joint accessory lengths and wire tie. Alternatively, install metal reinforcement, snap (s) at line of accessory, and wire tie joint accessory over metal reinforcement. Metal reinforcement must be DISCONTINUOUS BENEATH THE ACCESSORY.
 - 4) Comply with ASTM 1063.

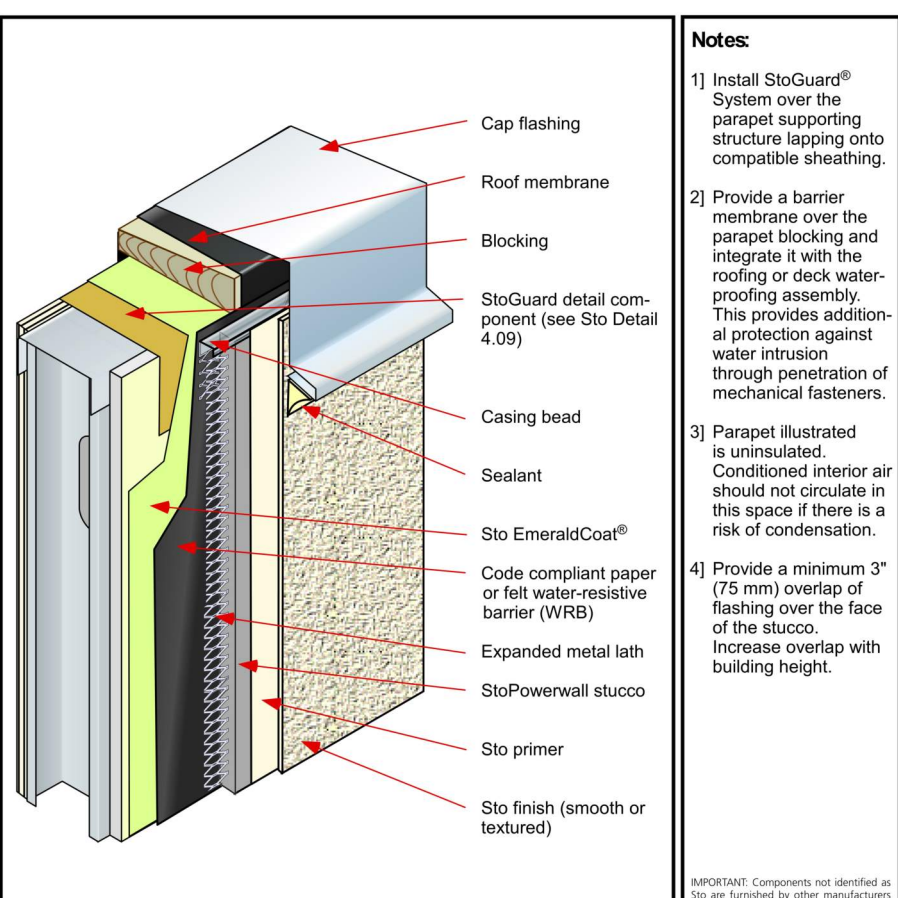
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sto

StoPowerwall® Termination at Parapet Cap

Detail No.: 4.60
Date: December 2015



- Notes:**
- 1) Install StoGuard® system over the parapet supporting structure lapping onto compatible sheathing.
 - 2) Provide a barrier membrane over the parapet blocking and integrate it with the roofing or deck waterproofing assembly. This provides additional protection against water intrusion through penetration of mechanical fasteners.
 - 3) Parapet illustrated is uninsulated. Conditioned interior air should not circulate in this space if there is a risk of condensation.
 - 4) Provide a minimum 3" (75 mm) overlap of flashing over the face of the stucco. Increase overlap with building height.

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1000 BRANNAN STREET
SUITE 404
SAN FRANCISCO, CA 94103
T 415.371.1400
F 415.371.1401
www.axisgfa.com

PROJECT NAME

CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET
SAN FRANCISCO, CA 94133

NO. DATE ISSUES & REVISIONS BY

06/24/19	CPD SUBMITTAL	
1 07/02/20	PCL RESPONSE	
2 09/23/20	PCL 2 RESPONSE	
3 12/02/20	PCL 3 RESPONSE	
06/22/21	SDB REVISION	

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION EXTERIOR PRODUCT INFORMATION SHEETS

SHEET NUMBER

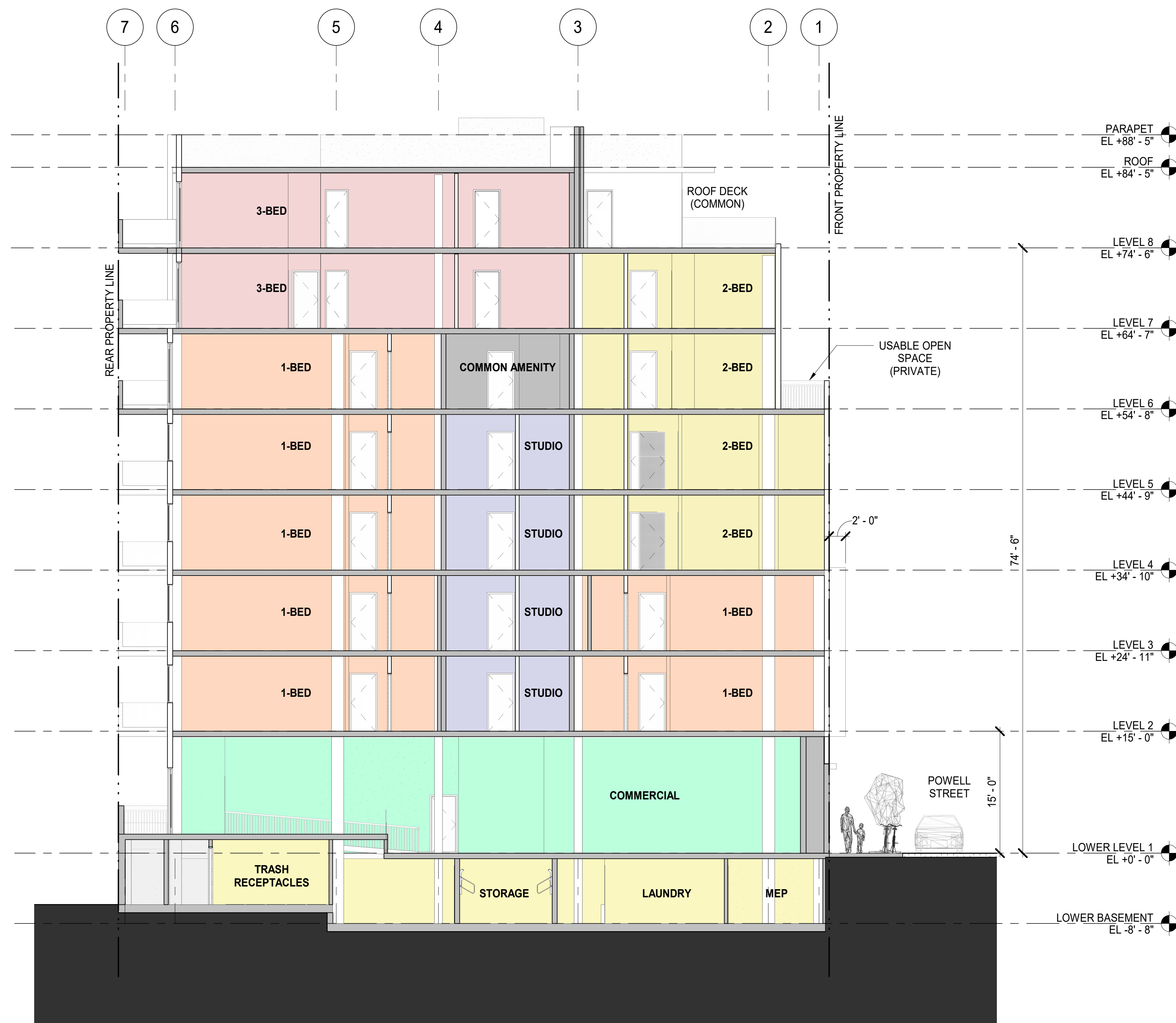
A4.04

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PROJECT NAME

CHINATOWN MIXED-USE BUILDING

1324-1326 POWELL STREET
SAN FRANCISCO, CA
94133



NO.	DATE	ISSUES & REVISIONS	BY
	06/24/19	CPD SUBMITTAL	
1	07/02/20	PCL RESPONSE	
2	09/23/20	PCL 2 RESPONSE	
3	12/02/20	PCL 3 RESPONSE	
	06/22/21	SDB REVISION	

BUILDING SECTION
SCALE: 1/8" = 1'-0"
1 A5.00

SCALE AS SHOWN

PROJECT NUMBER 19.001

DESCRIPTION
BUILDING SECTION

SHEET NUMBER

A5.00

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CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address 1324-1326 POWELL ST		Block/Lot(s) 0160014A
Case No. 2019-014461ENV		Permit No.
<input type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>Project revised 3/5/2021: The project site is currently developed with a two-story, 5,650 square foot commercial building. The site is bound by a courtyard and 12-story residential building to the east, a two-story residence to the south, Powell Street to the west, and Fisher Alley to the north. San Francisco Fire Department Station No. 2 is located directly across the project site on the opposite side of Fisher Alley. The proposed project would demolish the existing building on-site and construct a new 8-story (84-ft 5-in tall) mixed-use building with approximately 3,400 square feet of ground-floor commercial space and 18,300 square feet of residential. Project relies on the State Density Bonus to achieve an additional seven units over the 17-unit base density for a total of 24 dwelling units and elects four waivers from the Planning Code for site coverage, dwelling unit exposure, height, and bulk. The 24 dwelling units would be comprised of 11 studios, 7 one-bedroom units, 4 two-bedroom units, and 2 three-bedroom units. The proposed project would also include a basement level with 24 class 1 bicycle parking spaces, a laundry room, a storage room, and utility space. No vehicular parking is proposed. The rooftop level would contain 627 square feet of common open space. Interior facing dwelling units would also have a private</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i></p>
<input checked="" type="checkbox"/>	<p>Hazardous Materials: <input type="checkbox"/> Maher or <input type="checkbox"/> Cortese</p> <p>Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i></p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Ryan Shum</p> <p>PLEASE SEE ATTACHED</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

**STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Charles Enchill
		09/13/2021
<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p>		

Full Project Description

Project revised 3/5/2021: The project site is currently developed with a two-story, 5,650 square foot commercial building. The site is bound by a courtyard and 12-story residential building to the east, a two-story residence to the south, Powell Street to the west, and Fisher Alley to the north. San Francisco Fire Department Station No. 2 is located directly across the project site on the opposite side of Fisher Alley. The proposed project would demolish the existing building on-site and construct a new 8-story (84-ft 5-in tall) mixed-use building with approximately 3,400 square feet of ground-floor commercial space and 18,300 square feet of residential. Project relies on the State Density Bonus to achieve an additional seven units over the 17-unit base density for a total of 24 dwelling units and elects four waivers from the Planning Code for site coverage, dwelling unit exposure, height, and bulk. The 24 dwelling units would be comprised of 11 studios, 7 one-bedroom units, 4 two-bedroom units, and 2 three-bedroom units. The proposed project would also include a basement level with 24 class 1 bicycle parking spaces, a laundry room, a storage room, and utility space. No vehicular parking is proposed. The rooftop level would contain 627 square feet of common open space. Interior facing dwelling units would also have a private balcony or private open space. In addition, two new street trees and three new class 2 bicycle parking spaces would be installed on the Powell Street frontage.

A Conditional Use is required for a structure over 35 feet in height per Planning Code Section 254.

Pursuant to Director's Bulletin No. 2 for type 3, clean construction projects, the project sponsor has committed to using Tier 4 engines on all diesel-fueled construction equipment.

Step 2: Environmental Screening Comments

Transportation: Based on the scope of the proposed project, a detailed transportation study is not required for the project. No significant transportation impacts would occur.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile-driving or nighttime construction is required. Construction vibration would not be anticipated to significantly affect adjacent buildings. The project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits). No significant noise impacts would occur.

Air Quality: The project site is located in the Air Pollutant Exposure Zone. In accordance with Planning Director Bulletin No. 2, the project has made a binding commitment to using clean construction equipment and will prepare a Clean Construction Plan to be approved by the Planning Director prior to construction commencement.

Additional Study - Hazardous Materials: In accordance with Health Code Article 22A, also known as the Maher Ordinance, the project has enrolled in the Department of Public Health's Maher Program and is required to prepare a Phase II Subsurface Investigation. A copy of the Health Department's letter is available as part of the case record. The project site is not on the Cortese List.

Additional Study - Archeological: Department archeological staff determined that the proposed project would have no effect on archeological resources.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can

Planner Name:

Date:

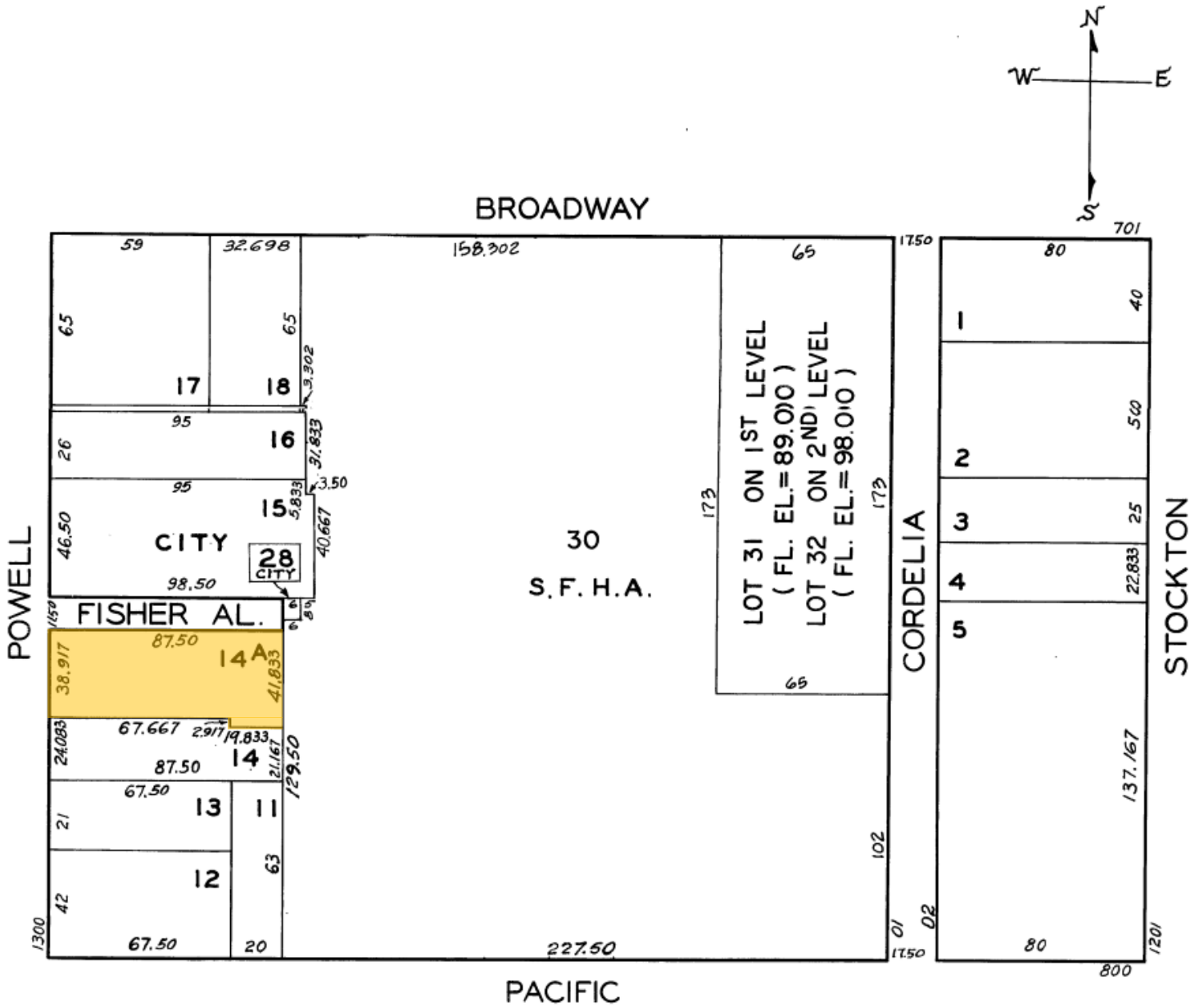


LAND USE INFORMATION

PROJECT ADDRESS: 1324 POWELL ST
RECORD NO.: 2019-014461PRJ

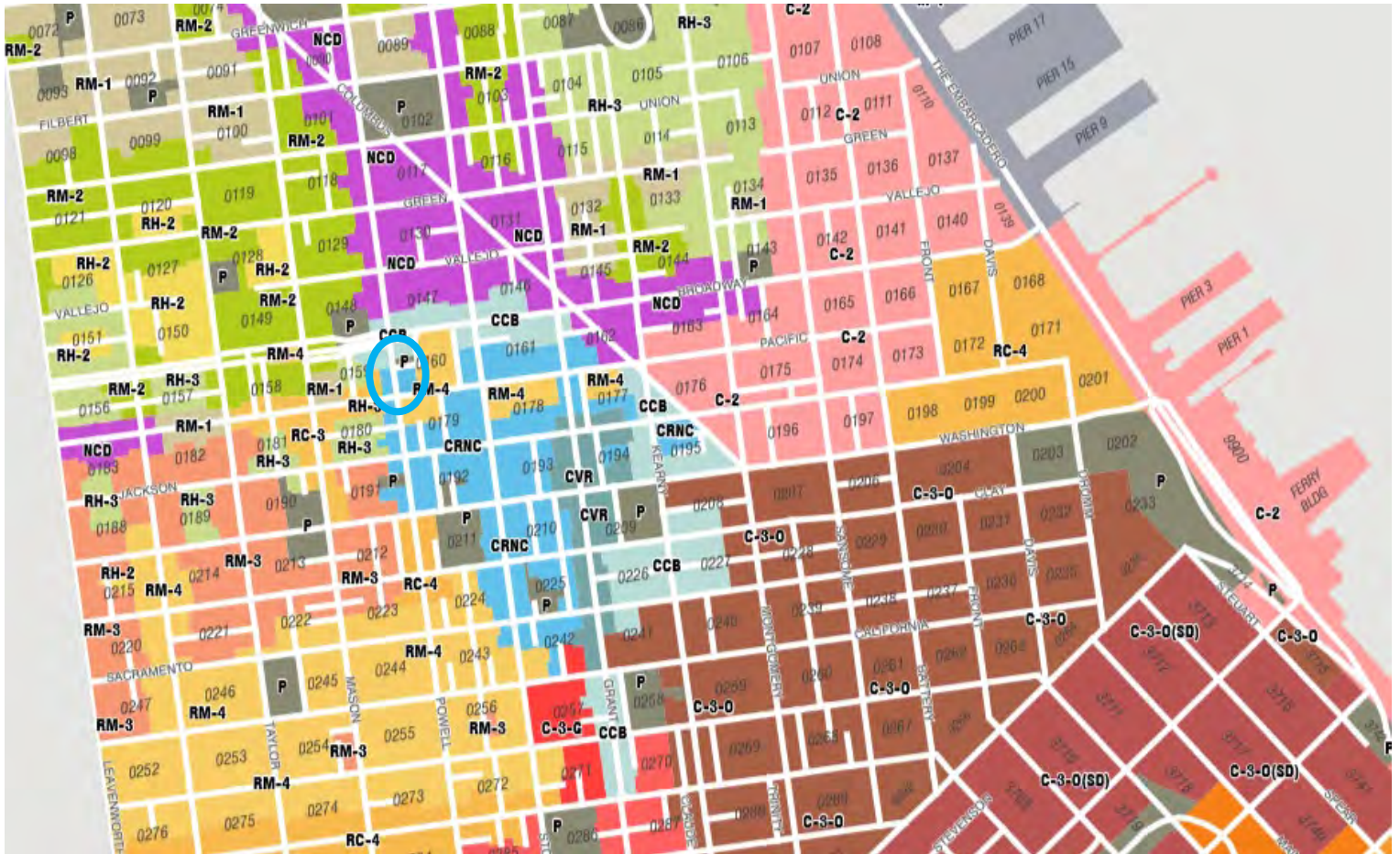
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Residential GSF	0	23,760	23,760
Retail/Commercial GSF	3,150	3,400	250
Office GSF	2,500	0	0
TOTAL GSF	5650	27,160	21,510
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	3	3
Dwelling Units - Market Rate	0	21	21
Dwelling Units - Total	0	24	24
Number of Buildings	1	1	0
Number of Stories	2	6	8
Bicycle Spaces	0	24 (On-Site) 3 (Off-Site)	24 (On-Site) 3 (Off-Site)
Useable Open Space	0	2,720	2,720
	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	11	11
One Bedroom Units	0	7	7
Two Bedroom Units	0	4	4
Three Bedroom Units	0	2	2

Assessor's Map



Conditional Use Authorization
Case Number 2019-014461CUA
 1324-1326 Powell Street

Zoning Map



San Francisco Zoning Map

ZONING DISTRICTS INCLUDED IN THIS MAP:

C-2, C-3-G, C-3-O, C-3-O(SD), C-3-R, C-3-S, CCB, CMUO, CRNC, CVR, M-1, M-2, MB-RA, MUG, MUO, MUR, NC-2, NC-3, NCD, NCT, RC-3, RC-4, RED, RED-MX, RH DTR, RH-1, RH-2, RH-3, RM-1, RM-2, RM-3, RM-4, RSD, SALI, SB DTR, SLR, SPD, TB DTR, WMUG

NAMED NEIGHBORHOOD COMMERCIAL DISTRICTS IN THIS MAP:

Broadway NCD, Folsom Street NCT, North Beach NCD, Pacific Avenue NCD
SoMa NCT

The Zoning Map of the City and County of San Francisco is established by sections 105 and 106 of the Planning Code, a part of the San Francisco Municipal Code. Zoning Use Districts are established by sections 201, 702, 802, and 902 of the Planning Code. This map incorporates Board of Supervisors' ordinances enacted through October 2020.

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San Francisco Planning



SHEET
ZN01

WEBSTER 2020/01/01

Conditional Use Authorization
Case Number 2019-014461CUA
1324-1326 Powell Street

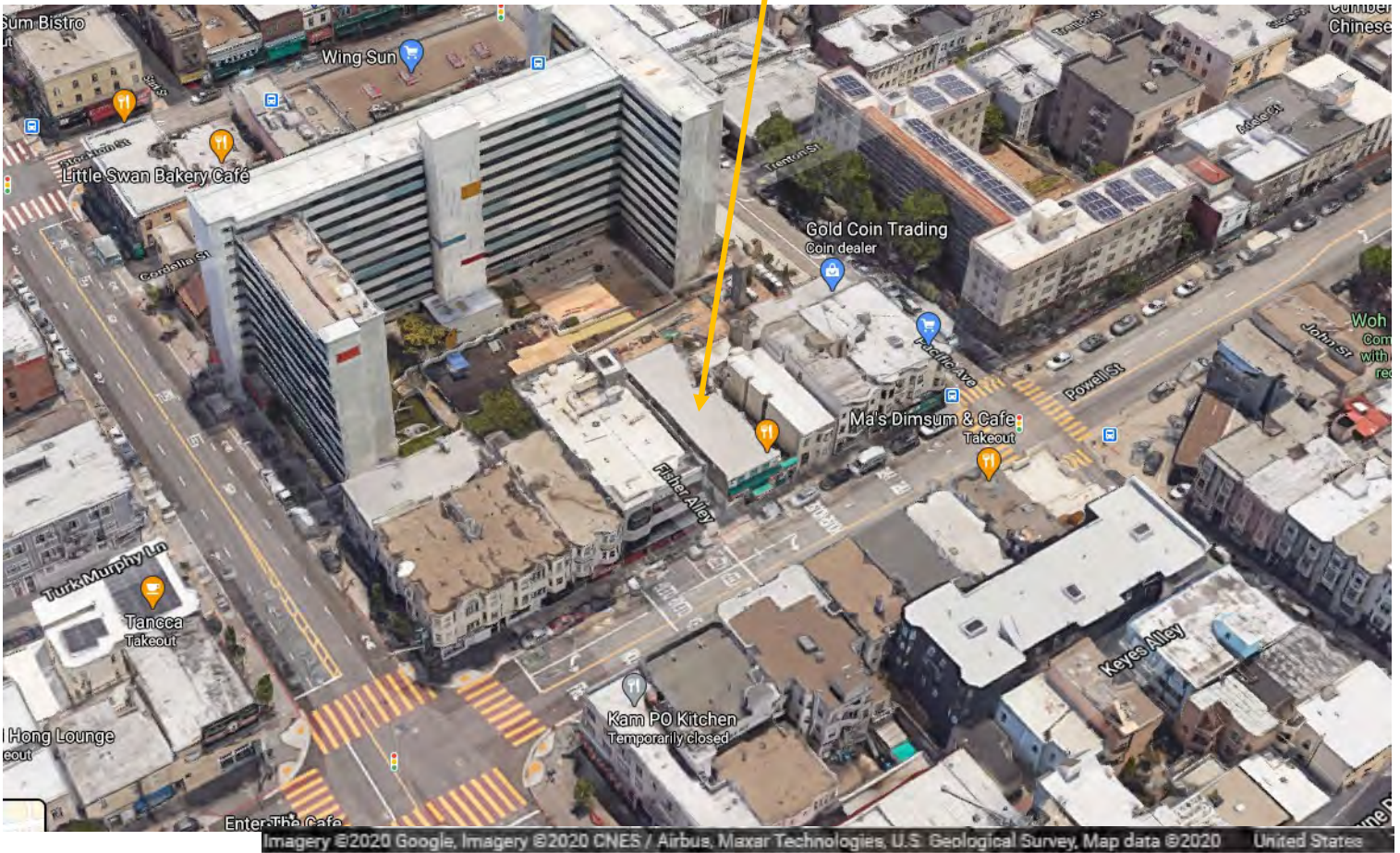
Google Map



Conditional Use Authorization
Case Number 2019-014461CUA
1324-1326 Powell Street

Aerial View

Project Site



Conditional Use Authorization
Case Number 2019-014461CUA
1324-1326 Powell Street

Street View



Conditional Use Authorization
Case Number 2019-014461CUA
1324-1326 Powell Street

Powell Street -- looking south



Conditional Use Authorization
Case Number 2019-014461CUA
1324-1326 Powell Street

Powell Street – looking north

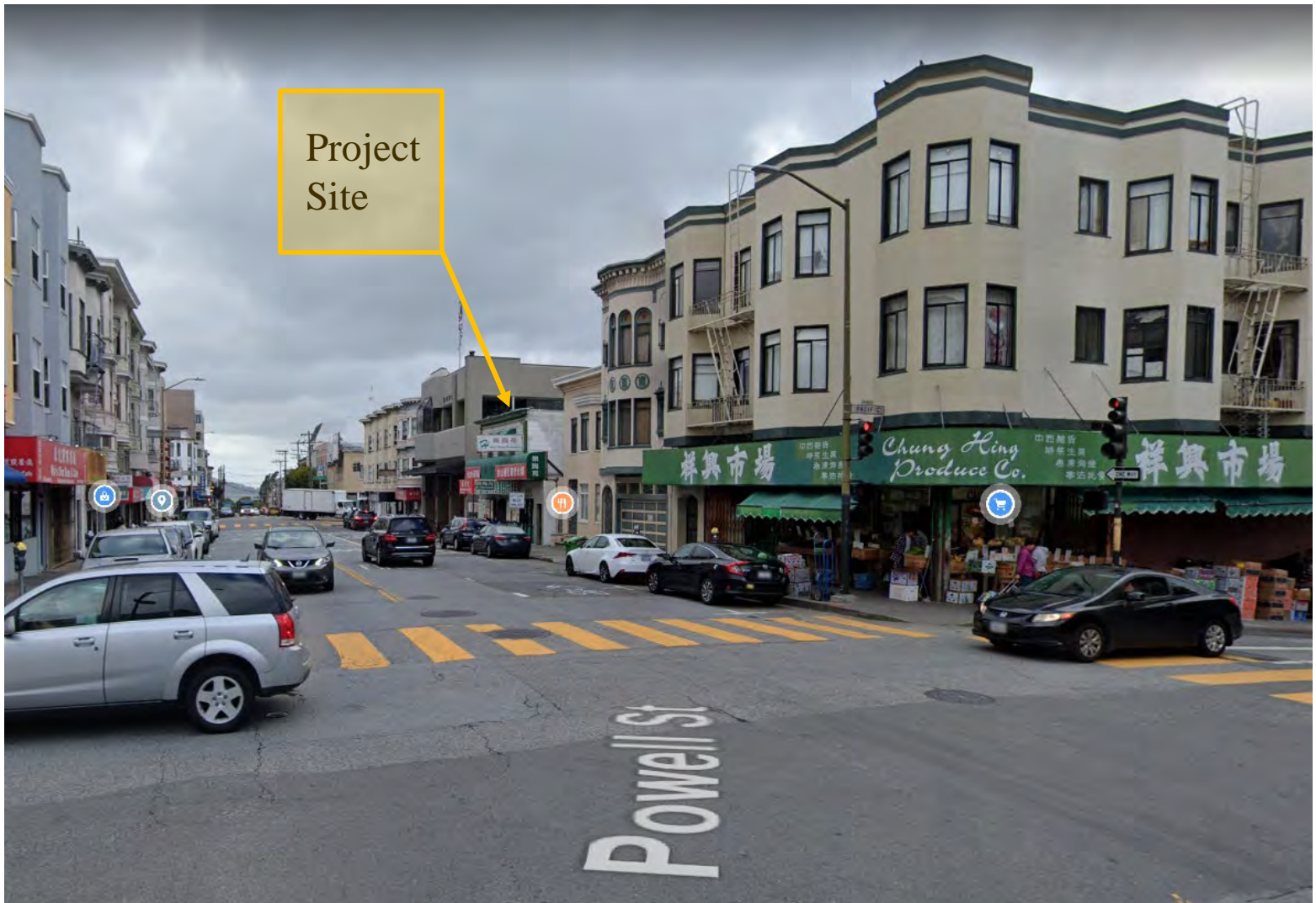


Image capture: May 2019 © 2020 Google United States

Conditional Use Authorization
Case Number 2019-014461CUA
1324-1326 Powell Street

September 22, 2021

Hon. Joel Koppel, President
San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: 1324-1326 Powell Street
Case No. 2019-014461CUA
Conditional Use Authorization
Hearing Date: September 30, 2021

Dear President Koppel and Commissioners:

I am writing on behalf of Mahmoud Larizadeh, the project sponsor of the 1324-1326 Powell Street project (the "Project"). The Project site is located in the Chinatown neighborhood, mid-block on Powell Street between Broadway and Pacific in the Chinatown Residential Neighborhood Commercial (CRNC) district and the 65-N height and bulk district. The site is currently occupied by a two-story private restaurant building built in 1907 that the Planning Department determined is not a historic resource.

PROJECT DESCRIPTION

The Project proposes for the demolition of the existing two-story structure that the Planning Department determined is not a historic resource, and the construction of a new eight-story mixed use residential building pursuant of the Individually Requested State Density Bonus program. The Project contains 24 dwelling units (7 additional units beyond the 17 principally permitted), ground floor commercial space, and a partial sub-grade basement with long-term bicycle parking and building support spaces. The proposed dwelling units are a combination of studio, 1-bedroom, 2-bedroom and 3-bedroom units. 14% of the units are on-site inclusionary units (3 units). The 8th floor roof deck provides shared open space for the building's residents. The Project contains no off-street parking or loading spaces; 24 Class I and 3 Class II bicycle parking spaces will be provided. Two new street trees will be added.

Utilizing the State Density Bonus law, the Project requests four waivers for: site coverage, dwelling unit exposure, height limit, and bulk limit requirements of the planning code.

AXIS/GFA Architecture + Design is the Project architect. Your commission packet contains renderings, plans, elevations, exterior materials information and a building section.

CONDITIONAL USE AUTHORIZATION

The base 17 residential units, inclusionary housing, open space, and bicycle parking elements of the Project are all consistent with, and permitted by, the underlying CRNC zoning district. Conditional use authorization from the Commission is required for structures above 35 feet in height in the CRNC district. The additional 7 residential units, along with waivers for site coverage, dwelling unit exposure, height limit, and bulk limit requirements are permitted by the Individually Requested State Density Program.

COMMUNITY ENGAGEMENT

The sponsor conducted the first two rounds of public outreach with the Chinatown community in October 2019 and October 2020 and received no comments or opposition. The Project was scheduled to go before the Commission on January 7, 2021. On January 6, 2021 the Chinatown Community Development Center (CCDC) requested a Hearing continuance due to a lack of direct engagement with their organization, and a lack of neighborhood notices issued in Chinese.

The sponsor subsequently issued notices in Chinese, held another in-person neighborhood meeting in August 2021 (with a Chinese translator present), and has engaged directly with CCDC on several occasions. As a result of the engagement, the following revisions were made to the Project:

- Six intergenerational units were added (four 2-bedroom units and two 3-bedroom units)
- The ground floor use was changed to Active Commercial Use to allow for a restaurant use in the new building

Discussions with the Chinatown Community Development Center are ongoing, in the hopes of gaining their support in advance of the Hearing.

The Project is supported by the San Francisco Housing Action Coalition (SFHAC) and has received two stars on the SFHAC report card.

CONCLUSION

The Project will add 24 new units to the City's housing supply, including 3 on-site inclusionary units. The Project has engaged in multiple rounds of community outreach and the Project was revised to respond to the feedback.

We look forward to the September 30th hearing. Please contact me prior to the hearing if I can provide any additional information.

Sincerely,



Matt Soisson, AIA
Associate Principal, AXIS/GFA Architecture + Design

415.371.1400 x117
msoisson@axisgfa.com

cc: Charles Enchill, Planner
Mahmoud Larizadeh

Enclosure

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



San Francisco Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

9/22/2021

Date

I, Mahmoud Larizadeh,
do hereby declare as follows:

A The subject property is located at (address and block/lot):

1324-1326 Powell St.

Address

0160 / 014A

Block / Lot

The subject property is located within the following Zoning District:

CRNC

Zoning District

65-N

Height and Bulk District

Special Use District, if applicable

Is the subject property located in the SOMA NCT, North of Market Residential SUD, or Mission Area Plan?

Yes No

B The proposed project at the above address is subject to the *Inclusionary Affordable Housing Program*, Planning Code Section 415 and 419 et seq.

The Planning Case Number and/or Building Permit Number is:

2019-014461PRJ

Planning Case Number

Building Permit Number

This project requires the following approval:

- Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization)
- Zoning Administrator approval (e.g. Variance)
- This project is principally permitted.

The Current Planner assigned to my project within the Planning Department is:

Charles Enchill

Planner Name

A complete Environmental Evaluation Application or Project Application was accepted on:

11/05/19

Date

The project contains 24 total dwelling units and/or group housing rooms.

This project is exempt from the *Inclusionary Affordable Housing Program* because:

- This project is 100% affordable.
- This project is 100% student housing.

Is this project in an UMU Zoning District within the Eastern Neighborhoods Plan Area?

Yes No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

Yes No

(If yes, please indicate HOME-SF Tier)

Is this project an Analyzed or Individually Requested State Density Bonus Project?

Yes No

C Please indicate the tenure of the project.

- Ownership.** If affordable housing units are provided on-site or off-site, all affordable units will be sold as ownership units and will remain as ownership units for the life of the project. The applicable fee rate is the ownership fee rate.
- Rental.** If affordable housing units are provided on-site or off-site, all affordable units will be rental units and will remain rental units for the life of the project. The applicable fee rate is the rental fee rate.

D This project will comply with the Inclusionary Affordable Housing Program by:

- Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5)
- On-site Affordable Housing Alternative (Planning Code Sections 415.6)
- Off-site Affordable Housing Alternative (Planning Code Sections 415.7)
- Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects)
- Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417)
- Land Dedication (Planning Code Section 419)

The applicable inclusionary rate is:

14%

On-site, off-site or fee rate as a percentage

If the method of compliance is the payment of the Affordable Housing Fee pursuant to Planning Code Section 415.5, please indicate the total residential gross floor area in the project.

Residential Gross Floor Area

E The Project Sponsor acknowledges that any change which results in the reduction of the number of on-site affordable units following the project approval shall require public notice for a hearing and approval by the Planning Commission.

F The Project Sponsor acknowledges that failure to sell or rent the affordable units or to eliminate the on-site or off-site affordable units at any time will require the Project Sponsor to:

- (1) Inform the Planning Department and the Mayor's Office of Housing and Community Development and, if applicable, fill out a new affidavit;
- (2) Record a new Notice of Special Restrictions; and
- (3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.

G The Project Sponsor acknowledges that in the event that one or more rental units in the principal project become ownership units, the Project Sponsor shall notify the Planning Department of the conversion, and shall either reimburse the City the proportional amount of the Inclusionary Affordable Housing Fee equivalent to the then-current requirement for ownership units, or provide additional on-site or off-site affordable units equivalent to the then-current requirements for ownership units.

I For projects with over 25 units and with EEA's accepted between January 1, 2013 and January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project before December 7, 2018, rental projects will be subject to the on-site rate in effect for the Zoning District in 2017, generally 18% or 20%.

J For projects with EEA's/PRJ's accepted on or after January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project within 30 months of the Project's approval, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor is issued a site or building permit.

K If a Project Sponsor elects to completely or partially satisfy their Inclusionary Housing requirement by paying the Affordable Housing Fee, the Sponsor must pay the fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document.

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS: 24	SRO / Group Housing:	Studios: 11	One-Bedroom Units: 7	Two-Bedroom Units: 4	Three (or more) Bedroom Units: 2
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If you selected the On-site, Off-Site, or Combination Alternative, please fill out the applicable section below. The On-Site Affordable Housing Alternative is required for HOME-SF Projects pursuant to Planning Code Section 206.4. State Density Bonus Projects that have submitted an Environmental Evaluation Application prior to January 12, 2016 must select the On-Site Affordable Housing Alternative. State Density Bonus Projects that have submitted an Environmental Evaluation Application on or after to January 12, 2016 must select the Combination Affordable Housing Alternative to record the required fee on the density bonus pursuant to Planning Code Section 415.3. If the Project includes the demolition, conversion, or removal of any qualifying affordable units, please complete the Affordable Unit Replacement Section.

On-site Affordable Housing Alternative (Planning Code Section 415.6, 419.3, or 206.4): % of the unit total.

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
---------------------	----------------------	----------	--------------------	--------------------	--------------------------------

LOW-INCOME	Number of Affordable Units	% of Total Units	AMI Level
MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level

Off-site Affordable Housing Alternative (Planning Code Section 415.7 or 419.3): % of the unit total.

Number of Affordable Units to be Located OFF-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
---------------------	----------------------	----------	--------------------	--------------------	--------------------------------

Area of Dwellings in Principal Project (in sq. feet):	Off-Site Project Address:	
Area of Dwellings in Off-Site Project (in sq. feet):		
Off-Site Block/Lot(s):	Motion No. for Off-Site Project (if applicable):	Number of Market-Rate Units in the Off-site Project:

AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level

UNIT MIX TABLES: CONTINUED

Combination of payment of a **fee, on-site affordable units, or off-site affordable units** with the following distribution:
Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. On-Site % of affordable housing requirement.

If the project is a State Density Bonus Project, please enter "100%" for the on-site requirement field and complete the Density Bonus section below.

Number of Affordable Units to be Located ON-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
3		1	1	1	

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
Area of Dwellings in Principal Project (in sq. feet):		Off-Site Project Address:			
Area of Dwellings in Off-Site Project (in sq. feet):					
Off-Site Block/Lot(s):		Motion No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:	

Income Levels for On-Site or Off-Site Units in Combination Projects:			
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
LOW-INCOME	3	14%	55%
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? Yes No
 If yes, please indicate the bonus percentage, up to 35% 42.5%, and the number of bonus units and the bonus amount of residential gross floor area (if applicable) 7 bonus units

I acknowledge that Planning Code Section 415.4 requires that the Inclusionary Fee be charged on the bonus units or the bonus residential floor area.

Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

This project will replace the affordable units to be demolished, converted, or removed using the following method:

- On-site Affordable Housing Alternative
- Payment of the Affordable Housing Fee prior to the first construction document issuance
- Off-site Affordable Housing Alternative (Section 415.7)
- Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Section 415.5)

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

Company Name

Mahmoud Larizadeh

Name (Print) of Contact Person

243 Diamond St

Address

San Francisco, CA 94114

City, State, Zip

(415) 515-4837

Phone / Fax

mcoffeeguy@hotmail.com

Email

I am a duly authorized agent or owner of the subject property. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:

Mahmoud Larizadeh

Name (Print), Title:

Mahmoud Larizadeh, Owner

Executed on this day in:

Location:

San Francisco

Date:

9/22/2021

Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:

Name (Print), Title:



SUPPLEMENTAL INFORMATION PACKET FOR Anti-Discriminatory Housing Policy

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

Pursuant to Administrative Code Section 1.61, certain housing projects must complete and submit a completed Anti-Discriminatory Housing Policy form as part of any entitlement or building permit application that proposes an increase of ten (10) dwelling units or more.

Planning Department staff is available to advise you in the preparation of this application. Call (415)558-6377 for further information.

WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

Administrative Code Section 1.61 requires the Planning Department to collect an application/form with information about an applicant's internal anti-discriminatory policies for projects proposing an increase of ten (10) dwelling units or more.

WHAT IF THE PROJECT SPONSOR OR PERMITTEE CHANGE PRIOR TO THE FIRST ISSUANCE OF CERTIFICATE OF OCCUPANCY?

If the permittee and/or sponsor should change, they shall notify the Planning Department and file a new supplemental information form with the updated information.

HOW IS THIS INFORMATION USED?

The Planning Department is not to review the responses other than to confirm that all questions have been answered. Upon confirmation, the information is routed to the Human Rights Commission.

For questions about the Human Rights Commission (HRC) and/or the Anti-Discriminatory Housing Policy, please call (415) 252-2500 or email hrc.info@sfgov.org.

All building permit applications and/or entitlements related to a project proposing 10 dwelling units or more will not be considered complete until all responses are provided.

WHAT PART OF THE POLICY IS BEING REVIEWED?

The Human Rights Commission will review the policy to verify whether it addresses discrimination based on sexual orientation and gender identity. The policy will be considered incomplete if it lacks such protections.

WILL THE ANSWERS TO THE QUESTIONS EFFECT THE REVIEW OF MY PROJECT?

The Planning Department's and Planning Commission's processing of and recommendations or determinations regarding an application shall be unaffected by the applicant's answers to the questions.

INSTRUCTIONS:

The attached supplemental information form is to be submitted as part of the required entitlement application and/or Building Permit Application. This application does not require an additional fee.

Answer all questions fully and type or print in ink. Attach additional pages if necessary.

Please see the primary entitlement application or Building Permit Application instructions for a list of necessary materials required.

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**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception

1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**

FAX: **415 558-6409**

WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)

1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Mahmoud Larizadeh	
PROPERTY OWNER'S ADDRESS: 243 Diamond Street San Francisco, CA 94114	TELEPHONE: (415) 515-4837
	EMAIL: mcoffeeguy@hotmail.com

APPLICANT'S NAME: <div style="text-align: right;">Same as Above <input checked="" type="checkbox"/></div>	
APPLICANT'S ADDRESS:	TELEPHONE: ()
	EMAIL:

CONTACT FOR PROJECT INFORMATION: Matt Soisson <div style="text-align: right;">Same as Above <input type="checkbox"/></div>	
ADDRESS: AXIS/GFA Architecture + Design 1000 Brannan Street, Suite 404 San Francisco, CA 94103	TELEPHONE: (415) 371-1400 ext 117
	EMAIL: msoisson@axisgfa.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): <div style="text-align: right;">Same as Above <input checked="" type="checkbox"/></div>	
ADDRESS:	TELEPHONE: ()
	EMAIL:

2. Location and Project Description

STREET ADDRESS OF PROJECT: 1324-1326 Powell Street		ZIP CODE: 94133
CROSS STREETS: Broadway & Pacific		
ASSESSORS BLOCK/LOT: 0160 / 014A	ZONING DISTRICT: CRNC	HEIGHT/BULK DISTRICT: 65-N

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	0	24	24
<input checked="" type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California? YES NO

1a. If yes, in which States? California

1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest? YES NO

1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property? YES NO

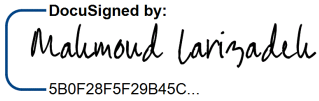
If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.

Human Rights Commission contact information
hrc.info@sfgov.org or (415)252-2500

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: 5B0F28F5F29B45C...

Date: 8-30-2021

Print name, and indicate whether owner, or authorized agent:

Mahmoud Larizadeh

Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

- Anti-Discriminatory Housing Policy Form is **Complete**
- Anti-Discriminatory Housing Policy Form is **Incomplete**

Notification of Incomplete Information made:

To: _____ Date: _____

BUILDING PERMIT NUMBER(S):	DATE FILED:

RECORD NUMBER:	DATE FILED:

VERIFIED BY PLANNER:

Signature: _____ Date: _____

Printed Name: _____ Phone: _____

ROUTED TO HRC:	DATE:
<input type="checkbox"/> Emailed to: _____	



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • <http://www.sfplanning.org>

Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
1324-1326 Powell		0160-014A	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
PROJECT SPONSOR	MAIN CONTACT	PHONE	
Mahmoud Larizadeh	Same	415-515-4837	
ADDRESS			
243 Diamond Street			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA 94114		mcoffeeguy@hotmail.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
17	2,480	65 feet / floors	N/A
ANTICIPATED START DATE			

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	
<input type="checkbox"/>	Project is wholly Residential
<input type="checkbox"/>	Project is wholly Commercial
<input checked="" type="checkbox"/>	Project is Mixed Use
<input checked="" type="checkbox"/>	A: The project consists of ten (10) or more residential units;
<input type="checkbox"/>	B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/>	C: Neither 1A nor 1B apply.
NOTES:	
<ul style="list-style-type: none"> If you checked C, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department. If you checked A or B, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83. For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit www.workforcedevelopmentsf.org If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection. 	

Continued...

Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge.

Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer				Laborer			
Boilermaker				Operating Engineer			
Bricklayer				Painter			
Carpenter				Pile Driver			
Cement Mason				Plasterer			
Drywall/Latherer				Plumber and Pipefitter			
Electrician				Roofer/Water proofer			
Elevator Constructor				Sheet Metal Worker			
Floor Coverer				Sprinkler Fitter			
Glazier				Taper			
Heat & Frost Insulator				Tile Layer/ Finisher			
Ironworker				Other:			
TOTAL:				TOTAL:			

1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? YES NO
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations? YES NO
3. Will hiring and retention goals for apprentices be established? YES NO
4. What is the estimated number of local residents to be hired? To Be Determined

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE <i>MAHMOUD FARIZAOEH</i>	EMAIL <i>mcoffee6uy@hotmail</i>	PHONE NUMBER <i>415-515-4837</i>
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
SIGNATURE OF AUTHORIZED REPRESENTATIVE <i>[Signature]</i>		DATE <i>7/20/20</i>
FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG Cc: Office of Economic and Workforce Development, CityBuild Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848 Website: www.workforcedevelopmentsf.org Email: CityBuild@sfgov.org		